



PLANNING COMMISSION STAFF REPORT

File No.	CP15-003
Applicant:	GTE Mobilenet of California dba Verizon Wireless
Location	Southeasterly corner of N. Warburg Way and Las Plumas Avenue (545 Nipper Avenue)
Existing Zoning	LI Light Industrial
Historic Resource	No
Annexation Date:	April 29, 1954
CEQA:	Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures

APPLICATION SUMMARY:

Conditional Use Permit to allow for the installation of a 60-foot tall monopole with an approximately 600-square foot enclosure and a stand-by generator on a 1.3-gross acre site.

RECOMMENDATION:

Staff recommends that the Planning Commission **approve** the Conditional Use Permit based upon the facts and findings in this staff report and the attached draft Resolution.

PROJECT DATA

GENERAL PLAN CONSISTENCY	
General Plan Designation	Light Industrial <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Consistent Policies	EC-1.3, IN-6 and CD-4.12
Inconsistent Policies	None

SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Light Industrial	LI Light Industrial	Warehouse store, fire station, and non-profit office
South	Light Industrial	LI Light Industrial	Industrial uses
East	Light Industrial	LI Light Industrial	County health services and hardware store
West	Light Industrial	LI Light Industrial	Highway 101 and manufacturing

RELATED APPROVALS	
Date	Action
4/29/1954	Site annexed into the City of San Jose (Anne Darling No. 7).
12/5/1961	Building Permit (File No. 61-037793) for a warehouse building.

PROJECT DESCRIPTION

On January 6, 2015, the applicant applied for a Conditional Use Permit to allow the construction of a 50-foot tall wireless communication facility with stand-by generator on a 1.3-gross acre site in the LI Light Industrial Zoning District (see Figure 1). The site is bounded by other industrial properties on all sides and Highway 101 to the west.

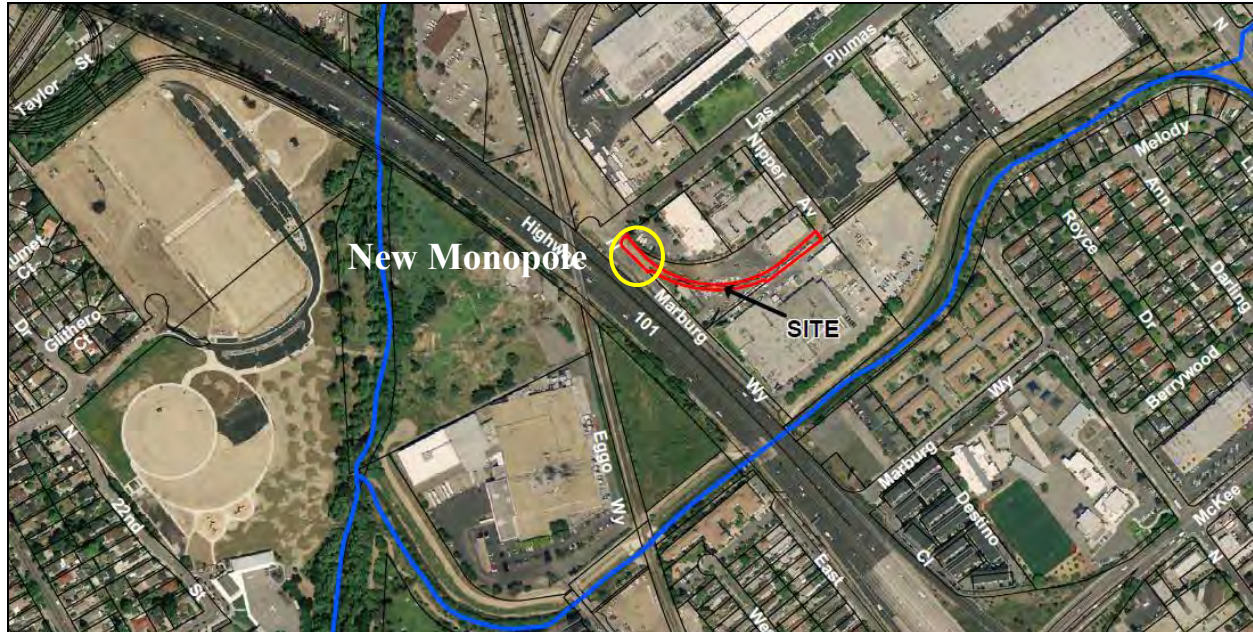


Figure 1: Site Location

The height limit in the LI Zoning District is limited to 50 feet in height, unless the findings under Municipal Code Section 20.85.030, Specific Use Height Restrictions can be met. Discussion of the height limit is included under the Zoning Ordinance Conformance section.

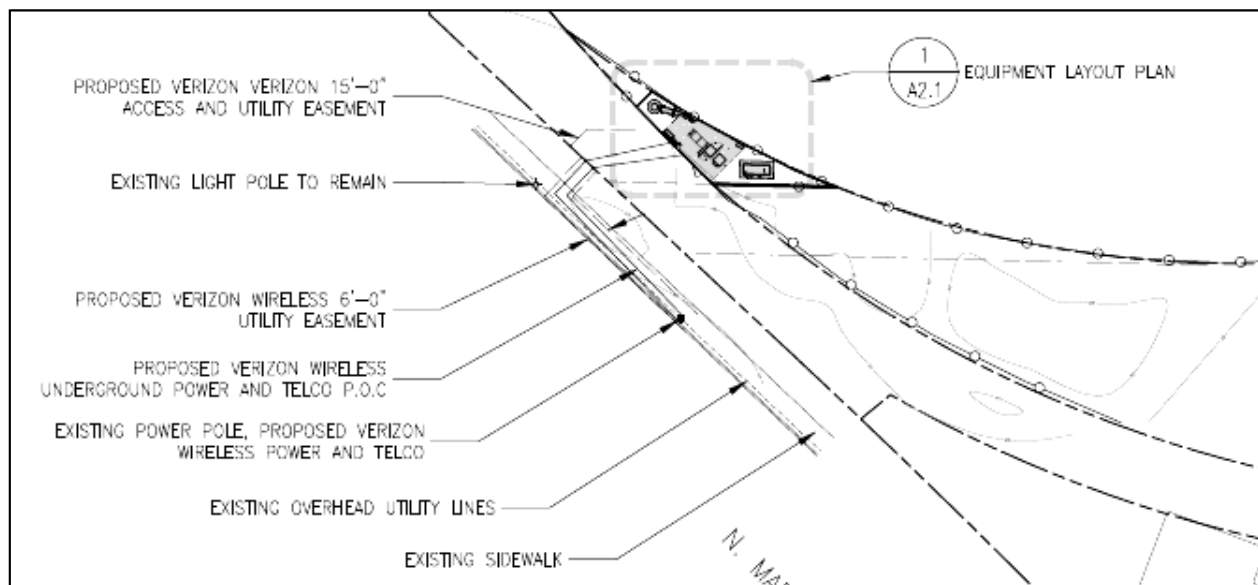


Figure 2: Lease Area Location

The project site is located in the narrow triangular section of the parcel along North Marburg Way (see Figure 2). The remainder of the site is used for a warehouse building for industrial activities.

ANALYSIS

The proposed Conditional Use Permit was analyzed with respect to conformance with: 1) the Envision San Jose 2040 General Plan; 2) the Zoning Ordinance; 3) City Council Policy 6-20: Wireless Communications Facilities; and 4) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The proposed project site has an Envision San Jose 2040 General Plan Land Use/Transportation Diagram designation of Light Industrial (see Figure 3).

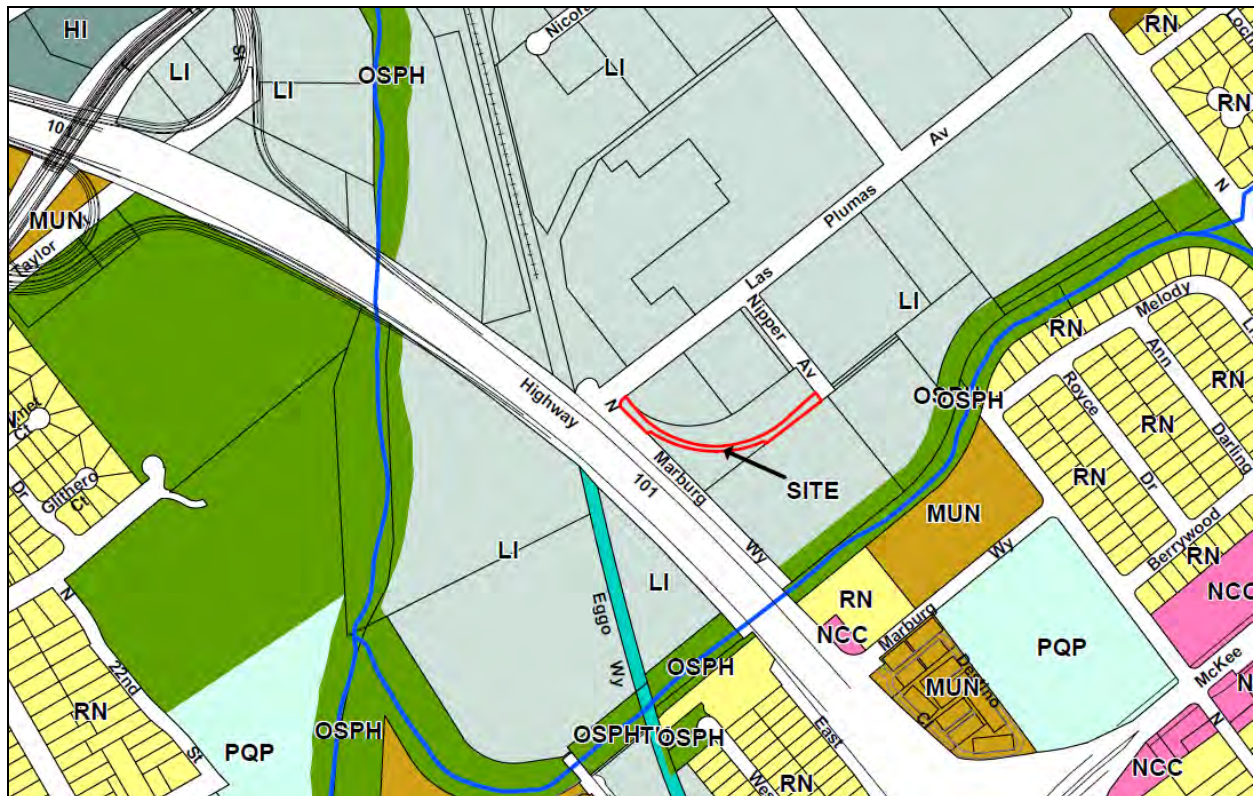


Figure 3: General Plan Map

This designation is intended for a wide variety of industrial uses and excludes uses with un-mitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation. Light Industrial-designated properties may also contain service establishments that serve only employees of businesses located in the immediate industrial area.

Specifically for this project, the noise level created by the generator must be consistent with the requirements of the General Plan. General Plan Noise and Vibration Goal EC-1.3 requires that a project mitigate noise generation of new nonresidential land uses to 70 dBA DNL (day-night average) at the property line when located adjacent to existing or planned industrial land uses. In this case, the proposed monopole and generator are nonresidential land uses adjacent to other industrial lands, and located 870 feet from the nearest residential use. Based on the equipment specifications, the noise study and the project design features, the noise of the wireless facility and associated generator will be 63 dBA DNL, not exceeding the 70 dBA DNL requirement at the property line.

The project is also consistent with the following General Plan goal and policy:

- Telecommunication Goal IN-6: Support the provision of state-of-the-art telecommunication services for households, business, institutions, and public agencies throughout the city to

foster fiscal sustainability, an innovated economy, support environmental leadership, meet the needs of quality neighborhoods and advance other Envision General Plan goals.

Analysis: The proposed project provides additional telecommunication systems to meet the service needs of the neighboring community.

- Community Design Policy CD-4.12: For structures other than buildings, and including structures on top of buildings, such as solar panels, other energy-saving or generating devices, roof landscaping, steeples, bell towers, and wireless communication antennae, where substantial height is intrinsic to the function of the structures, consider heights above those established for structures in the area. Locate such structures to minimize public visibility and avoid significant adverse effects on adjacent properties. Incorporate visual amenities, such as landscaping, to offset potential adverse visual impacts.

Analysis: The proposed monopole design limits the facility's visual impact on the surrounding area, as the wireless communication antenna is a slim design surrounded by an acoustical fence. The additional 10 feet of height above the by-right 50 feet is preferable to a larger monopole, as it is visually less obtrusive (see Figure 4). The original design was a large wagon-wheel design which was less attractive than the newer, slimmer design.



Figure 4: Original Design vs. Updated Design

Zoning Ordinance Conformance

In the LI Light Industrial Zoning District (see Figure 5), a wireless communications antenna requires a Conditional Use Permit. The maximum allowed height of structures in the LI Light Industrial

Zoning District is 50 feet, unless the findings under Municipal Code Section 20.85.030, Specific Use Height Restrictions can be met.

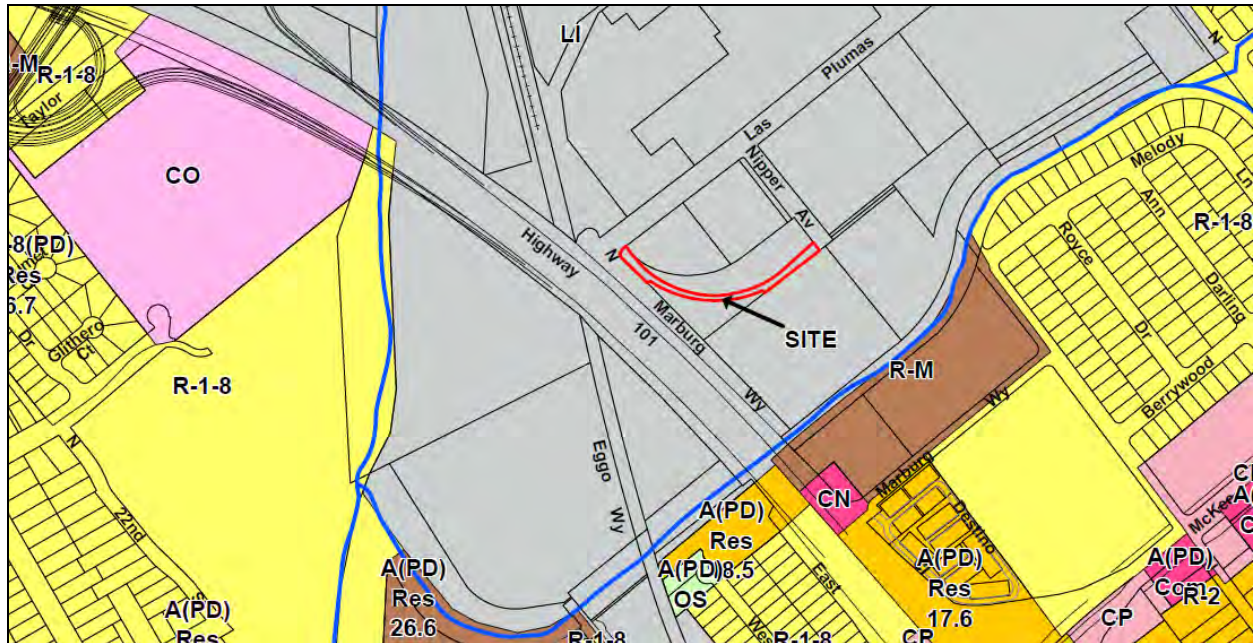


Figure 5: Zoning Map

Noise

A noise report was prepared for the proposed project and found that the noise from the facility would result in a noise level of 70 decibels (dBA) at the property line. This noise level meets the single event noise level standard of the Zoning Ordinance of 70 dBA for properties adjacent to industrial properties. This project is adjacent to only industrial properties, with the closest residential project 870 feet away. Therefore, this project will not exceed the Zoning Ordinance noise standards.

Specific Use Height Restrictions

Subject to the provisions of Section 20.85.010(C) Wireless Communication, the following uses shall be subject to the following specific height restrictions when such uses are located in an area referenced in Sections 20.30.200, 20.40.200 and 20.50.200. In instances where multiple specific height restrictions would apply to a use described in this Section 20.85.030, other than uses located within an airport influence area, the more permissive applicable regulation shall govern.

1. Communication towers and other structures. For wireless communication antennae, specific height limits may be established in the context of development project review provided, however, that the maximum allowable height is one hundred fifty feet on sites with nonresidential or non-urban land use designations, if all the following criteria are met:
 - a. The site, structure, and related use are located or constructed to minimize public visibility;
 - b. The project provides visual amenities, such as landscaping, to address and offset the visual impacts associated with the project use and related structures; and
 - c. The decision-maker reasonably determines that there is substantial evidence that technical necessity requires greater height, and, in the case of cellular facilities, the increased height will result in a reduction in the number of existing or future freestanding monopoles.

The modified proposal to a 60-foot stealth style monopole and enclosed generator meets the above findings, as the project is along a major freeway, shielded by other industrial uses, and

provides a fence that shields the generator and associated equipment. Additionally, pursuant to information provided by Verizon, the pole is a slimmer design and the increased height is optimal, to provide the necessary wireless service to the area. The height of the monopole will also allow for co-location for future antennas when the need for more service arises in Verizon's Bayshore Las Plumas coverage area (see Figure 6).

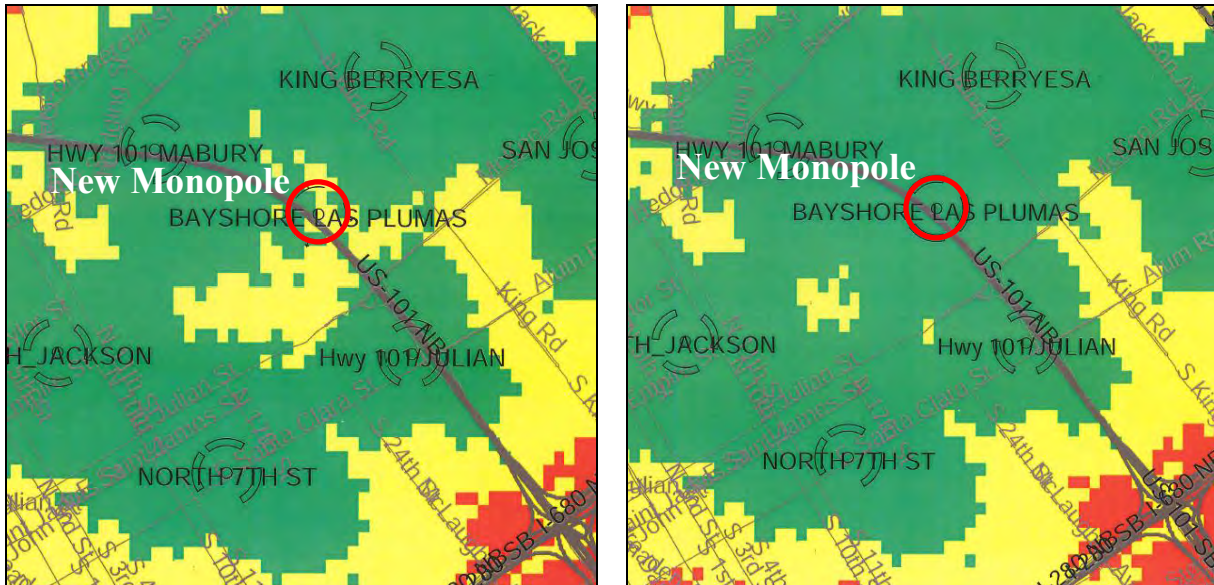


Figure 6: Existing and Proposed Coverage for Verizon's Bayshore Las Plumas Area

Conditional Use Permit Findings

In order to make the CUP findings and recommend approval to the Planning Commission, staff must determine that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and

Analysis: The proposed use is located over 870 feet away from any residential use, is surrounded by other industrial uses, and, therefore, will not serve as a nuisance to these neighbors. It is located on an existing industrial site along a major freeway. The monopole and generator are not close to surrounding neighbors; it will be difficult to notice the antennas or equipment shelter. The proposed monopole and generator also comply with City noise and air quality standards, thus ensuring that the monopole and generator will not be detrimental to public health, safety, or general welfare.

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Analysis: The facility is contained in an approximately 600-foot enclosure on a 1.3-gross acre site. All the components of the facility, including fencing and walls are within the 600-foot enclosure.

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
 - b. By other public or private service facilities as are required.

Analysis: The subject site is adequately served by the adjacent public streets and is accessible to those who are involved in maintenance of the equipment, and can be accessed for that purpose when necessary.

Therefore, the proposed project is in conformance with the Zoning Ordinance.

Wireless Communications Facilities Policy

As stated in the City Council's Land Use Policy for Wireless Communication Facilities (Council Policy 6-20), San Jose has a strong interest in achieving and maintaining a high level of wireless communication service availability for businesses and residents. The City encourages substantial competition among service providers to meet increasing demands for newer and better services. However, visual impacts and residential interface concerns can result from the development of wireless communication facilities.

The purpose of the Policy is to identify criteria to minimize the visual impacts, only approve new facilities when necessary, and appropriately locate wireless communications facilities. The relevant policy areas from City Council Policy 6-20 are discussed below:

1. Prior to the construction of a new wireless communication monopole, an alternatives analysis should be prepared to identify alternatives that reduce visual impacts.

Analysis: In accordance with the Policy, the applicant prepared an Alternatives Analysis. The application sought out areas that would be appropriate to fill the gap in coverage in this particular part of the city. The other alternative surrounding sites were either: irregularly shaped and could not accommodate the project with appropriate setbacks, would not be allowed by the owner, is being redeveloped for BART, or would not adequately close the existing coverage gap or alleviate the capacity overload in the area. This particular monopole has collocation capabilities, and Verizon will be able to use this monopole in the future to accommodate increasing telecommunication needs.

2. New free-standing monopoles should be located and designed to minimize public visibility and that ancillary equipment should be adequately screened and landscaped to minimize potential for graffiti vandalism.

Analysis: The project proposes a stealth style monopole design, which will help to blend the monopole in with the surrounding industrial environment by being less visibly obtrusive (refer to Figure 5). As there is no mature landscaping surrounding the area, a monopine would not be appropriate. Another option was a slimline monopole which is a single antenna pole not exceeding 1.5 feet in diameter at base of the antenna or pole, with antennas screened by an enclosure not exceeding 3 feet in diameter. The applicant stated a slimline monopole design would not allow the best coverage as there would not be enough space for the antennas. The non-slimline design is as minimal of a width as possible while providing the best coverage, as shown in Figure 4.

Per the analysis above, the proposed project is consistent with City Council Policy (6-20) Land Use Policy for Wireless Communications Facilities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act, the Conditional Use Permit is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended (CEQA). Section 15303 (New Construction or Conversion of Small Structures) exemption applies to the construction and location of new, small facilities or structures.


As for environmental impacts from radiofrequency (RF) radiation, the Telecommunications Act of 1996 contains provisions concerning the placement of antenna structures and other facilities for use in providing personal wireless services. As required by this law, the Federal Communications Commission (FCC) adopted guidelines for environmental RF emissions. These guidelines apply to all transmitters licensed or authorized by the FCC, including antennas licensed to wireless service providers and the cellular telephones used by subscribers to the service. The guidelines are based upon recommendations of federal agencies with expertise in health and safety issues. The FCC has created guidelines for human exposure to RF fields. Specifically, the Act states, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

Based on the equipment specifications, the noise study, and the project design features, the noise of the wireless facility and associated generator will be 63 dBA DNL, not exceeding the 70 dBA DNL requirement at the property line, and is therefore in conformance with the General Plan.

PUBLIC HEARING NOTIFICATION

In order to inform the public of the proposed project, staff followed City Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Jennifer Piozet

Approved by:  , Planning Official for Harry Freitas, Planning Director

Date: 10/26/15

Attachments:	
Exhibit A: Draft Resolution	
Exhibit B: Reduced Plan Set	
Exhibit C: Noise Study	
Exhibit D: Generator Noise Specifications	

Owner:	Applicant:
John and Jaqueline Kolander 16511 Cypress Way Los Gatos, CA 95030	GTE Mobilenet of California dba Verizon Wireless c/o Brendan Leonard, Complete Wireless Consulting, Inc. 2009 V Street Sacramento, CA 95818

RESOLUTION NO. 15-

A Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to allow for the installation of a 60-foot tall monopole with a 600-square foot enclosure and a stand-by generator on a 1.3-gross acre site, located on the southeasterly corner of North Warburg Way and Las Plumas Avenue (545 Nipper Avenue).

FILE NO. CP15-003

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on January 6, 2015, an application (File No. **CP15-003**) was filed with the City of San José for a Conditional Use Permit to allow the installation of a 60-foot tall monopole with a 600-square foot enclosure and a stand-by generator on a 1.3-gross acre site, on that certain real property situated in the LI Light Industrial Zoning District and located on the southeasterly corner of North Warburg Way and Las Plumas Avenue (545 Nipper Avenue, San José, which real property is sometimes referred to as the “subject property”); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit "A," entitled “Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "Bayshore & Las Plumas," dated October 2, 2015, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ THAT:

The Planning Commission determines, concludes and finds as follows:

1. **Site Development and Surrounding Uses.** The project site is a 1.3-gross acre site located at 545 Nipper Avenue. The leased area is located in the narrow triangular section of the parcel along North Marburg Way, south of Las Plumas Avenue. The remainder of the site is used for a warehouse building for industrial activities. The site is bounded by industrial properties on the north, east, and south and Highway 101 to the west. The nearest residential area is located approximately 870 feet south of the subject property, just beyond Lower Silver Creek.
2. **Project Description.** This Conditional Use Permit (CUP) is to allow the construction of a 60-foot tall wireless communication antenna and back-up generator and associated equipment shelter on a 1.3-gross acre site in the LI Light Industrial Zoning District. The Generac 2.4DT Engine generator commands 49 engine braking horsepower, and will reach a maximum decibel level of 63 dBA DNL (day-night average). A 50-foot monopole is allowed by right in the LI Light Industrial Zoning District, the proposed 60-foot monopole design is a “stealth design” that is less visually obtrusive than older “wagon wheel” style poles. The monopole, generator and associated equipment cabinets will be placed within the 600 square foot enclosure that will be screened from public view by an acoustical 7-foot tall fence in order to reduce the visual and noise impacts on the surrounding area.
 - a. **General Plan Conformance.** The proposed project site has an Envision San José 2040 General Plan Land Use/Transportation Diagram designation of Light Industrial. This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. The noise created by the generator must be consistent with the requirements of the General Plan. General Plan Noise and Vibration Goal EC-1.3 requires that a project mitigate noise generation of new nonresidential land uses to 70 dBA DNL (day-night average) at the property line when located adjacent to existing or planned industrial land uses. In this case, the proposed monopole and generator are nonresidential land uses that are adjacent to other industrial lands, and located 870 feet from the nearest residential use. Based on the equipment specifications, the noise study, and the project design features, the noise of the wireless facility and associated generator will be 63 dBA DNL, not exceeding the 70 dBA DNL requirement at the property line.

The project is also consistent with the following General Plan goal and policy:

- i. Telecommunication Goal IN-6: Support the provision of state-of-the-art telecommunication services for households, business, institutions, and public agencies throughout the city to foster fiscal sustainability, an innovated economy, support environmental leadership, meet the needs of quality neighborhoods and advance other Envision General Plan goals.

Analysis: The proposed project provides additional telecommunication systems to meet the service needs of the neighboring community.

- ii. Community Design Policy CD-4.12: For structures other than buildings, and including structures on top of buildings, such as solar panels, other energy-saving or generating devices, roof landscaping, steeples, bell towers, and wireless communication antennae, where substantial height is intrinsic to the function of the structures, consider heights above those established for structures in the area. Locate such structures to minimize public visibility and avoid significant adverse effects on adjacent properties. Incorporate visual amenities, such as landscaping, to offset potential adverse visual impacts.

Analysis: The proposed monopole design is a “stealth design” surrounded by an acoustical fence. This limits the facility’s visual impact on the surrounding area. The additional 10 feet of height above the by-right 50 feet is preferable to a larger monopole, as it is visually less obtrusive. The original design was a large wagon-wheel design which was less attractive than the newer, slimmer design.

The project is consistent with Council Policy 6-20, Wireless Communications Facilities:

- 1) Prior to the construction of a new wireless communication monopole, an alternative site analysis should be prepared to identify alternatives that reduce visual impacts.

Analysis: In accordance with the Policy, the applicant prepared an Alternatives Analysis. The application sought out areas that would be appropriate to fill the gap in coverage in this particular part of the city. The other alternative surrounding sites were either: irregularly shaped and could not accommodate the project with appropriate setbacks, would not be allowed by the owner, is being redeveloped for BART, or would not adequately close the existing coverage gap or alleviate the capacity overload in the area. This particular monopole has collocation capabilities, and Verizon will be able to use this monopole in the future to accommodate increasing telecommunication needs.

- 2) New free-standing monopoles should be located and designed to minimize public visibility and that ancillary equipment should be adequately screened and landscaped to minimize potential for graffiti vandalism.

Analysis: The project proposes a slimmer, “stealth style” monopole design, which will help to blend in the monopole with the surrounding industrial environment and be less visibly obtrusive, while allowing for co-location of communications equipment in the future. The monopole, generator, and associated equipment cabinet will be located within a 600-foot screened and fenced enclosure to prevent graffiti and vandalism of the facility equipment.

- **Specific Use Height Restrictions.** The proposed site is in the LI Light Industrial Zoning District. In the LI Light Industrial Zoning District, a wireless communications antenna requires a Conditional Use Permit. The maximum allowed height of structures in the LI Light Industrial Zoning District is 50 feet. The height limit in the LI Zoning District is limited to 50 feet in height, unless the findings under Municipal Code Section 20.85.030, Specific Use Height Restrictions, can be met. Section 20.85.030(A) of the Municipal Code states that for communication towers, antennae and monopoles, wireless communication antennae, and associated structures, specific height limits may be established in the context of development project review provided, however, that the maximum allowable height is one hundred fifty feet on sites with nonresidential or non-urban land use designations, if all the following criteria are met:

1. The site, structure, and related use are located or constructed to minimize public visibility;
2. The project provides visual amenities, such as landscaping, to address and offset the visual impacts associated with the project use and related structures; and
3. The decision-maker reasonably determines that there is substantial evidence that technical necessity requires greater height, and, in the case of cellular facilities, the increased height will result in a reduction in the number of existing or future freestanding monopoles.

Analysis: The modified proposal to a 60-foot stealth monopole and enclosed generator meets the above findings as the project is along a major freeway, shielded by other industrial uses, the project provides a fence that shields the generator and associated equipment and the pole is a slimmer design, and the increased height is the optimal height, per information provided by Verizon Wireless to provide the necessary wireless service to the area. Additionally, the height of the monopole will allow for co-location for future antennas when the need for more service arises in Verizon's Bayshore Las Plumas coverage area.

3. **Conditional Use Permit Findings.** Chapter 20.100 of Title 20 of the San José Municipal Code establishes required findings for issuance of a Conditional Use Permit, which findings are made for the Project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in this Permit.
 - a. The proposed use at the location requested will not (i) adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or (ii) impair the utility or value of property of other persons located in the vicinity of the site, or (iii) be detrimental to public health, safety or general welfare, in that the proposed use is a wireless communication monopole and generator with associated equipment that has a monopole design and is appropriately visually screened from surrounding uses. Moreover, the location of the monopole and generator are located over 870 feet from any residential property. The generator specifications, the noise study, and the distance of the equipment from these receptors, the noise from the generator will not impact these sensitive receptors.
 - b. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas, in that the existing 1.3-gross acre site has room to accommodate the monopole, generator, and equipment cabinet inside the 600 square foot fenced in area, and still allow for appropriate ingress and egress to and from the site.
 - c. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required, in that the approval of this Conditional Use Permit will not have any impact on the level of service currently provided by Marburg Way, Las Plumas Avenue, Nipper Avenue, and McKee Road, and other public and private service facilities will not be adversely impacted by this proposal.
4. **Environmental Review.** Under the provisions of Section 15303(c), New Construction or Conversion of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. Section 15303(c) consists of the construction and location of limited numbers of new, small facilities or structures, or the installation of small new equipment and facilities not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. The project is 600 square feet in floor area, which is well below the exemption threshold.

In accordance with the findings set forth above, a Conditional Use Permit to allow the construction of a 60-foot tall wireless communication antenna and generator and associated equipment shelter subject to each and all of the conditions hereinafter set forth is hereby **approved**. This Planning Commission expressly declares that it would not have granted this Conditional Use Permit upon and

subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

1. **Acceptance of Permit.** Per Section 20.100.290(B) of Title 20 of the San José Municipal Code, should the applicant fail to file a timely and valid appeal of this Conditional Use Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Conditional Use Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two (2) years from and after the date of issuance hereof by the Planning Commission, if within such time period, a Building Permit has not been obtained or the use, if no Building Permit is required, has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the Planning Commission. However, the Director of Planning, Building and Code Enforcement may approve a Permit Adjustment/ Amendment to extend the validity of this Permit in accordance with Title 20 of the San José Municipal Code. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.
3. **Building Permit.** Procurement of a Building Permit from the Building Official for the structures described or contemplated under this Conditional Use Permit shall be deemed acceptance of all conditions specified in this Conditional Use Permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Chief Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
4. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
5. **Conformance to Plans.** The development of the site shall conform to the approved Conditional Use Permit plans entitled, "Bayshore & Las Plumas," dated October 2, 2015 on file with the Department of Planning, Building and Code Enforcement as may be amended and approved by the Director of Planning, Building, and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24). The approved Conditional Use Permit plans are referred to herein as the "approved plans" or "Approved Plan Set."

6. **Site and Project Design.** The permittee shall provide appropriate evidence of compliance with the following conditions to the satisfaction of the Director of Planning, Building and Code Enforcement prior to issuance of a building permit:
 - a. The monopole will be a neutral, non-reflective flat grey.
 - b. All cables connecting the monopole to the base station building shall run at a height lower than the perimeter fence along the project area so that the cables are not visible from outside the fence.
 - c. No antenna on this monopole will be higher than 60 feet.
 - d. No barbed wire, existing or proposed, is allowed on the fencing.
7. **Wires for Monopoles.** All wires shall be located either within the pole or otherwise enclosed so as to not be visible outside the equipment enclosure. All cables shall be within the trunk of the monopole from the point where they enter at the level of the antennas to the point where they exit to transit to the base station building.
8. **Discontinuation of Wireless Use.** Upon discontinuation of the use of the subject antennas, the applicant shall remove all antenna improvements and related equipment/enclosures associated with this Permit within thirty (30) days.
9. **Co-location.** The owner(s) and operators of the proposed antenna support structure shall fully cooperate and allow the co-location of antennas for other providers. Other wireless providers shall also be allowed to add on to existing at grade equipment enclosures in full compliance with all conditions of this Conditional Use Permit.
10. **Compliance with FCC Standards.** The proposed wireless communication facility shall comply with all applicable Federal Communications Commission (FCC) standards with regards to the emission of electromagnetic frequency radiation.
11. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
12. **Compliance with Local, State and Federal Laws.** The subject use shall be conducted in full compliance with all local, state and federal laws and regulations. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
13. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit incorporated by reference in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code.
14. **Generator.** This Conditional Use Permit includes approval of one Generac 2.4DT Engine generator. The permittee shall secure the appropriate permits for use of the stand-by/backup generator and shall conform to the regulations of the Municipal Code.
15. **Utility structures.**
 - a. The provider shall agree to be responsible for any damage caused by its activities to any existing public or private structure or facilities.
 - b. The provider shall indemnify and hold harmless the city and any officers and employees thereof against and from all claims, loss, liability, damages, judgments, decrees, costs and expenditures which the city or such officer or employee may suffer, or which may be recovered from or obtainable against the city or such officer or employee, proximately caused by and growing out of or resulting from the exercise of the permit.
 - c. The provider shall maintain all utility structures in a safe and clean manner.

- d. The provider shall promptly remove all graffiti on any structure. In the event the provider fails to remove all graffiti from the structure within two business days following receipt of notification from the city, the city shall have the right to remove any graffiti and the provider shall reimburse the city for all costs incurred for the removal within thirty days of receipt of a bill for the work done.
 - e. Testing of emergency power equipment shall be limited to weekdays between the hours of 9:00 a.m. to 5:00 p.m., unless alternate hours are requested at the time the application is filed and agreed to, in writing, by all abutting property owners.
16. **Noise.** Maximum noise levels emanating from the wireless facility and associated equipment, including the generator, shall not exceed 70 decibels at any site property line adjacent to a property used or zoned for light industrial or other non-residential purposes.
17. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the final Approved Plan Set.
18. **Utilities.** All new on-site telephone, electrical, and other overhead service facilities shall be placed underground.
19. **Anti-Graffiti.** The permittee shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
20. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
21. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Planning, Building and Code Enforcement through a subsequent Permit Adjustment.
22. **Property Maintenance.** The permittee shall maintain the project site in good visual and functional condition. This shall include, but not be limited to all exterior elements of the site such as paint, roof, paving, fencing, signs, lighting and landscaping.
23. **Perimeter Fencing.** Fence height and materials shall be provided as shown on the final Approved Plan Set. Changes to the approved fencing shall require review by the Director of Planning, Building, and Code Enforcement. No barbed wire, existing or proposed, is allowed on the fencing.
24. **Colors and Materials.** All colors and materials are to be those specified on the final Approved Plan Set. The monopole will be a neutral color like gray or white.
25. **Building Division Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
- a. *Construction Plans.* These permit file number, CP15-003 shall be printed on all construction plans submitted to the Building Division.
 - b. *Construction Conformance.* A project construction conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to final inspection approval by the Building Department, applicant shall obtain a written confirmation from the Planning Division that the project, as constructed, conforms to all applicable requirements of the subject Permit, including the plan sets. To prevent delays in the issuance of Building Permits, please notify Planning Division staff at least one week prior to the final Building Division inspection date.

26. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: <http://www.sanjoseca.gov/index.aspx?nid=2246>.

- a. **Transportation:** This project is located within the City's US-101/Oakland/Mabury Transportation Development Policy. This project will not generate any peak hour trips; therefore, no further traffic analysis is required.
- b. **Grading/Geology:**
 - i. A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
 - ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10-year storm event.
- c. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and measures to minimize stormwater pollutant discharges.
- d. **Stormwater Peak Flow Control Measures:** The project is located in a non-Hydromodification Management area and is not required to comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).
- e. **Flood:** Zone AH, Elevation 87.00' North American Vertical Datum of 1988 (NAVD88)
 - i. Elevate proposed equipment cabinets, standby generator and fuel tank with top of concrete slabs above 87.00' NAVD88 or flood-proof to the same elevation.
 - ii. Provide adequate anchorage to prevent floatation, collapse, or lateral movement resulting from hydrostatic or hydrodynamic loads including buoyancy.
 - iii. Elevation Certificates (FEMA Form 086-0-33) for the proposed equipment cabinets, standby generator and fuel tank, based on construction drawings, are required prior to issuance of a building permit. Consequently, Elevation Certificates based on finished construction are required prior to Building Final.
 - iv. If the proposed equipment cabinets, generator and fuel tank are to be flood-proofed, Flood-proofing Certificates (FEMA Form 086-0-34) and flood-proofing details are required prior to the issuance of a Public Works Clearance.

- f. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

26. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby approved.

APPROVED and issued this **4th day of November, 2015**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DORI YOB
Chairperson

ATTEST:

HARRY FREITAS
Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

CD D R A W I N G S I G N - O F F

DATE:TIME:%CWC-PLEASE RETURN BY:

COMPLETE

Wireless Consulting, Inc.

SIGNATURE

DATE

SITE ACQUISITION:

PLANNING:

CONSTRUCTION:

MANAGEMENT:

verizon

WIRELESS

SIGNATURE

DATE

CONSTRUCTION:

RF ENGINEER:

MW ENG./TRANSPORT:

EQUIPMENT ENGINEER:

OTHER (IF APPLICABLE)

SIGNATURE

DATE

verizon

WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

BAYSHORE & LAS PLUMAS

545 NIPPER AVENUE
SAN JOSE, CA 95133
APN: 254-03-007
LOCATION #: 291241



SAN JOSE, CA

LOCATION PLAN

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
JOHN & JAQUILINE KOLANDER
16511 CYPRESS WAY
LOS GATOS, CA 95030

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
SERJIO CABRERA
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-9219
scabrera@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 254-03-007

JURISDICTION: CITY OF SAN JOSE

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: LI

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015

PART 1

PART 2

PART 2.5

PART 3

PART 4

PART 5

PART 6

PART 8

PART 9

PART 10

PART 11

PART 12

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

CALIFORNIA BUILDING CODE

CALIFORNIA RESIDENTIAL BUILDING CODE

CALIFORNIA ELECTRICAL CODE

CALIFORNIA MECHANICAL CODE

CALIFORNIA PLUMBING CODE

CALIFORNIA ENERGY CODE

CALIFORNIA HISTORICAL BUILDING CODE

CALIFORNIA FIRE CODE

CALIFORNIA EXISTING BUILDING CODE

CALIFORNIA GREEN BUILDING STANDARDS CODE

CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- 544 SQ. FT. LEASE AREA

- A 7'-0" TALL CHAIN LINK FENCE W/ ANIT-CLIMBING MESH & ACOUSTICAL CURTAIN @ LEASE AREA PERIMETER.

- OUTDOOR EQUIPMENT CABINETS

- POWER & TELCO UTILITIES BROUGHT TO FACILITY.

- A STANDBY GENERATOR.

- A CABLE ICE BRIDGE.

- (9) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPOLE.

PROJECT MILESTONES

10/22/2014

11/18/2014

03/27/2015

90% ZONING DOCUMENTS

100% ZONING DOCUMENTS

100% ZONING DOCUMENTS REVISION 1

04/22/2015

08/21/2015

10/05/2015

XX/XX/XXXX

90% CONSTRUCTION DOCUMENTS

90% CONSTRUCTION DOCUMENTS REV1

90% CONSTRUCTION DOCUMENTS REV2

100% CONSTRUCTION DOCUMENTS

SUBJECT PARCEL PERMIT HISTORY:

PERMIT#	TYPE	CATEGORY	DOC TYPE	DOC DATE	ADDRESS	DOC ID
AD93-524	-	DEV. REVIEW	PROJECTS	12/31/1899	545 NIPPER AV	7262419
1987-043315-001-BD	E	PERMITS	PERMITS & APPS	12/29/1987	545 NIPPER AV	2892994
1961-037793-000-BD	B	PERMITS	PERMITS & APPS	12/05/1961	545 NIPPER AV	2511405

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS PER 2013 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:

A.) ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCEMENT OF STRUCTURAL STEEL

B.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING

C.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL ANCHOR BOLTS

D.) DURING THE TAKING OF TEST SPECIMENS & PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI

E.) DURING PLACEMENT OF REINFORCING STEEL

F.) SOILS & FOUNDATION COMPLIANCE WITH PROJECT SOIL REPORT PRIOR TO FOUNDATION INSPECTION

STRUCTURAL DESIGN CRITERIA:

1) SOIL SITE CLASSIFICATION:

2) SOIL BEARING CAPACITY:

3) SEISMIC IMPORTANCE FACTOR:

4) SPECTRAL RESPONSE ACCELERATIONS:

5) SPECTRAL RESPONSE COEFFICIENTS:

6) SITE COEFFICIENTS:

7) SEISMIC DESIGN CATEGORY:

D

SLABS: 1500 PSF

I

Ss = 1.500g S1 = 0.600g

SDS = 1.000g SD1 = 0.600g

Fa = 1.0

D

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD

2. TURN RIGHT ONTO OAK GROVE RD

3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD

4. CONTINUE ONTO HILLSIDE AVE

5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE

6. MERGE ONTO I-680 S

7. TAKE THE BERRYESSA ROAD EXIT

8. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR BERRYESSA RD W AND MERGE ONTO BERRYESSA RD

9. MERGE ONTO BERRYESSA RD

10. TURN LEFT ONTO LUNDY AVE

11. CONTINUE ONTO N KING RD

12. TURN RIGHT ONTO LAS PLUMAS AVE

13. TAKE THE FIRST LEFT ONTO NIPPER AVE

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	T1.2	GENERAL NOTES
3.	LS1	CIVIL SURVEY SHEET
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5.	LS3	CIVIL SURVEY SHEET
6.	A1.1	OVERALL SITE PLAN
7.	A2.1	EQUIPMENT LAYOUT PLAN
8.	A2.2	ANTENNA LAYOUT PLAN
9.	A3.1	PROJECT ELEVATIONS
10.	A4.1	CONSTRUCTION DETAILS
11.	A4.2	CONSTRUCTION DETAILS
12.	A4.3	CONSTRUCTION DETAILS
13.	A6.1	STANDBY GENERATOR DATA SHEETS
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17.	S1.1	STRUCTURAL DETAILS
18.	E1.1	ELECTRICAL DETAILS
19.	E2.1	GROUNDING PLAN
20.	E2.2	GROUNDING DETAILS

COMPLETE

Wireless Consulting, Inc.

MST ARCHITECTS

1520 River Park Drive, Sacramento, CA 95815
916-567-9630
www.MSTArchitects.com

verizon

WIRELESS

BAYSHORE & LAS PLUMAS

545 NIPPER AVENUE

SAN JOSE, CA 95133

SHEET TITLE:

TITLE SHEET, LOCATION PLAN, PROJECT DATA

File: 162.1266.T11.dwg

Drawn By: KRT

Checked By: TST

Scale: AS NOTED

Date: 10/02/15

Job No. 162.1266

T1.1

CP15-003

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GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

BAYSHORE & LAS PLUMAS
545 NIPPER AVENUE
SAN JOSE, CA 95133

verizon WIRELESS

GENERAL NOTES

SHEET TITLE:



MST ARCHITECTS

1520 River Park Drive, Sacramento, CA 95815

916-444-9800

www.MSTArchitects.com



THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. COPYRIGHT, MST ARCHITECTS, INC. ALL RIGHTS RESERVED.

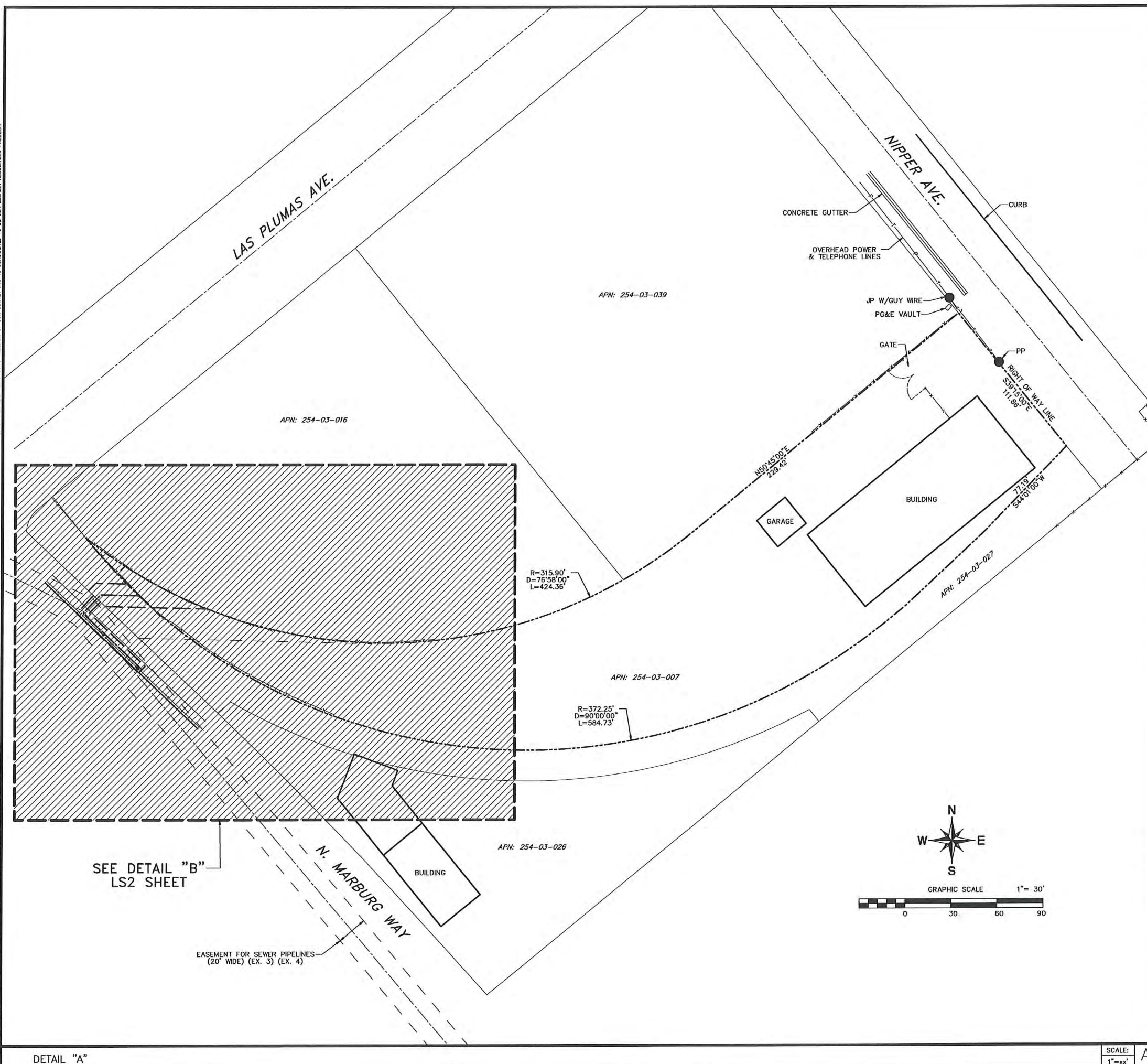
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Checked By: TST
Scale: AS NOTED
Date: 10/02/15

Job No. 162.1266

T1.2

ALL ELEVATIONS, UNLESS OTHERWISE NOTED, ARE BASED ON THE NAVD 83 DATUM. THIS MAP IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S NAME AND FIRM ARE TO BE PROMINENTLY DISPLAYED ON THIS MAP.

F:\PROJECTS\CPA\VERIZON\BAYSHORE & LAS PLUMAS\OFFICE\007 R1\AES\VIEW BALP R1.AES 12-09-14.dwg



LEGEND

MANHOLE	FIRE HYDRANT
LIGHT POLE	MONUMENT
TREE	HANDICAPPED PARKING
JP JOINT POLE	TP TELEPHONE POLE
PP POWER POLE	SPOT ELEVATION

EDGE OF PAVEMENT

OVERHEAD ELECTRIC LINE

FENCE LINE

PROPERTY LINE

AMSL.....ABOVE MEAN SEA LEVEL

AGL.....ABOVE GROUND LEVEL

CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 08/05/14

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075

NOTES:
THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:
SEE PRELIMINARY REPORT DESCRIPTION EXTRACT, LS3 SHEET.

LEASE AREA DESCRIPTION:
SEE LS3 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:
SEE LS3 SHEET.

UTILITY EASEMENT DESCRIPTION:
SEE LS3 SHEET.

BASIS OF ELEVATIONS: NAVD 88.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD 83.

PROJECT BENCH: AS SHOWN ON LS2 SHEET.

LANDLORD INFORMATION: JOHN AND JACQUILINE KOLANDER
16511 CYPRESS WAY
LOS GATOS, CA 95030-7529

NET AREA OF:
UNDERLYING PARCEL(S): 1.28± AC.

SITE LOCATED IN FLOOD ZONE AH, WITH A BASE FLOOD ELEVATION OF 87', PER FEMA FIRM COMMUNITY PANEL NUMBER 06085C0251J, MAP REVISED FEBRUARY 19, 2014.

FAA 1A CERTIFICATION:
LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 92.5' AMSL

STRUCTURE HEIGHT: N/A

LATITUDE: N37°21'30.86"

LONGITUDE: W121°52'14.10" (NAD 83)

VICINITY MAP NOT TO SCALE

SAN JOSE, CA

SCALE: 1"=xx' A

Phil Auer Surveying

14407 Corte Lajos
Bakersfield, CA 93309
Mobile: (610) 714-7224
E-mail: ls5075@earthlink.net

BAYSHORE & LAS PLUMAS
545 NIPPER AVENUE
SAN JOSE, CA 95133

verizon WIRELESS

SHEET TITLE: SURVEY SHEET

Not valid unless signed in ink by licensee.

Revisions:

△	APN 027 PR
△	
△	
△	

Name: BAYSHORE & LAS PLUMAS

Drawn By: PAD

Checked By: OPA

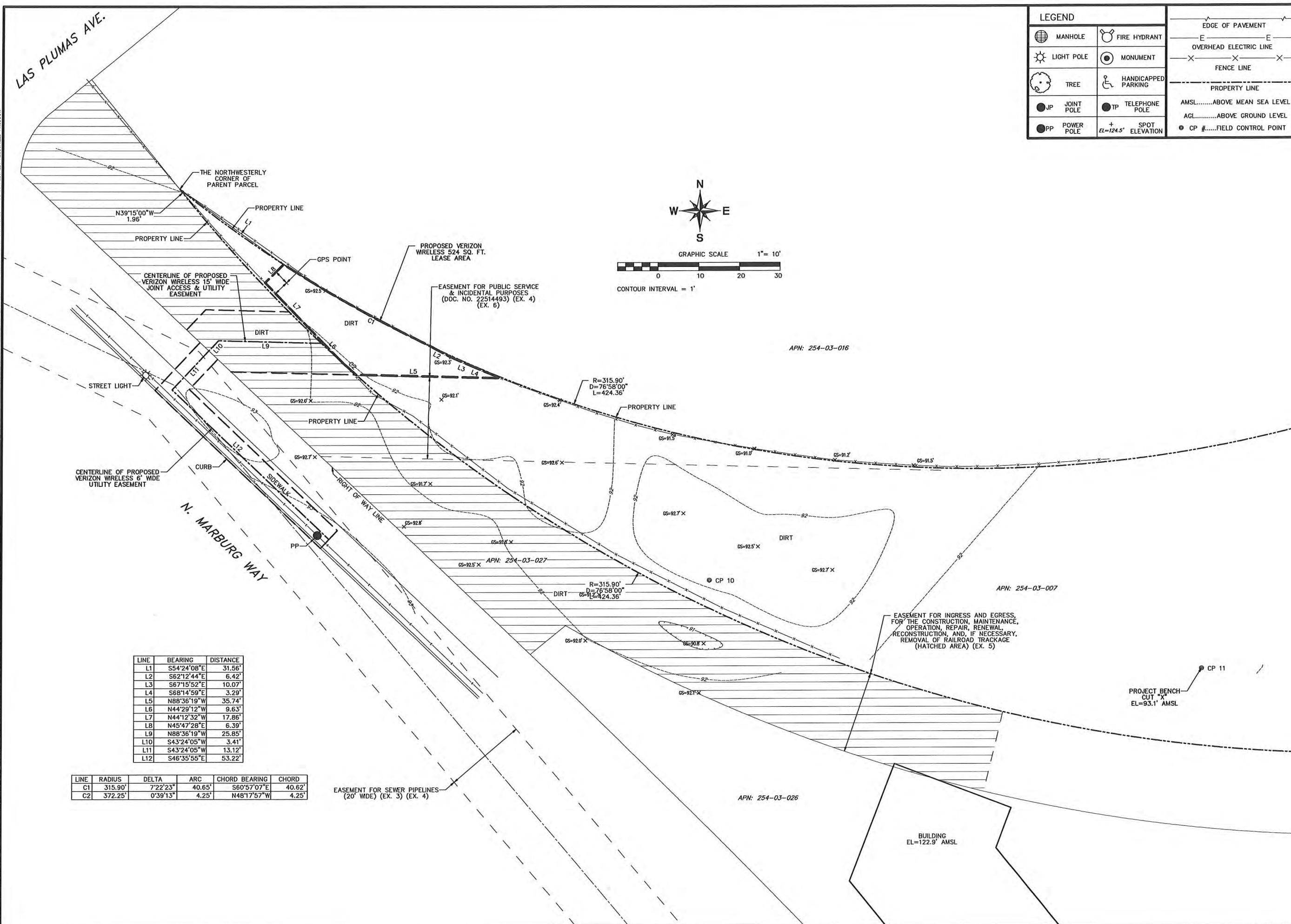
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Job No. N/A











LS1

\\projects\opa\verizon\bayshore & las plumas\office\007 R1 AFS\VZW B&LP R1 AFS 12-09-14.pro




LINE	BEARING	DISTANCE
L1	S54°24'08"E	31.56'
L2	S62°12'44"E	6.42'
L3	S67°15'52"E	10.07'
L4	S68°14'59"E	3.29'
L5	N88°36'19"W	35.74'
L6	N44°29'12"W	9.63'
L7	N44°12'32"W	17.86'
L8	N45°47'28"E	6.39'
L9	N88°36'19"W	25.85'
L10	S43°24'05"W	3.41'
L11	S43°24'05"W	13.12'
L12	S46°35'55"E	53.22'

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	315.90'	7°22'23"	40.65'	S60°57'07"E	40.62'
C2	372.25'	0°39'13"	4.25'	N48°17'57"W	4.25'

LEGEND	
 MANHOLE	 FIRE HYDRANT
 LIGHT POLE	 MONUMENT
 TREE	 HANDICAPPED PARKING
 JP JOINT POLE	 TP TELEPHONE POLE
 PP POWER POLE	 $EL=124.5'$ SPOT ELEVATION

Phil Auer Surveying
14407 Corte Lejos
Bakersfield, CA 93314
Phone: (805) 397-7224
Mobile: (505) 714-7224
E-mail: ks075@earthlink.net

 **verizon** WIRELESS

BAYSHORE & LAS PLUMAS
545 NIPPER AVENUE
SAN JOSE, CA 95133

SHEET TITLE: SURVEY SHEET



Revisions:
△ APN 027 PR
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Name: BAYSHORE & LAS PLUMAS
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 12/09/14

Job No. N/A

LS2

Order Number: 3420-4659700
Page Number: 5

PARENT PARCEL
LEGAL DESCRIPTION

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN 3.00 ACRE TRACT OF LAND CONVEYED BY THE WESTERN PACIFIC RAILROAD COMPANY TO BAHU LIQUORS, INC., BY DEED RECORDED DECEMBER 26, 1956 AND BOOK 3693, PAGE 218, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE FROM SAID POINT OF BEGINNING SOUTH 39° 15' EAST 1/4 MILE TO THE POINT OF BEGINNING OF THE 3/4 MILE OF LAND TO BE DESCRIBED; THENCE 34.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE FROM SAID POINT OF BEGINNING ALONG THE ARC OF A CURVE HAVING A RADIUS OF 315.90 FEET (THE CENTER OF SAID CURVE BEARS NORTH 38° 27' 40" EAST), THROUGH A CENTRAL ANGLE OF 76° 58', AN ARC DISTANCE OF 424.36 FEET, THENCE NORTH 50° 45' EAST, A DISTANCE OF 279.47 FEET; THENCE SOUTH 39° 15' EAST, A DISTANCE OF 111.86 FEET; THENCE SOUTH 44° 01' WEST, A DISTANCE OF 77.19 FEET; THENCE SOUTH 46° 36' 30" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 50° 45' WEST, A DISTANCE OF 106.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 37.25 FEET (THE CENTER OF SAID CURVE BEARS NORTH 39° 15' WEST), THROUGH A CENTRAL ANGLE OF 90° 00', AN ARC DISTANCE OF 584.73 FEET, THENCE SOUTH 39° 15' WEST, A DISTANCE OF 1.96 FEET TO THE POINT OF BEGINNING.

APN: 254-03-007

First American Title
Page 5 of 13

LEASE AREA DESCRIPTION:

BEGINNING AT A POINT LYING SOUTH 54°24'08" EAST 31.56 FEET FROM THE MOST NORTHERLY CORNER OF THE HERON DESCRIBED PARENT PARCEL; THENCE FROM SAID POINT OF BEGINNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 072°22'12" A RADIUS OF 315.90 FEET, AN ARC LENGTH OF 40.65 FEET, HAVING AN END BEARING OF 072°22'12" EAST 31.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°14'44" EAST 6.42 FEET; THENCE SOUTH 67°15'52" EAST 10.07 FEET; THENCE SOUTH 68°14'59" EAST 3.29 FEET; THENCE NORTH 88°36'19" WEST 35.74 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 000°00'00" A RADIUS OF 5772.25 FEET, AN ARC LENGTH OF 4.25 FEET, HAVING AN END BEARING OF 072°22'12" NORTH 31.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°29'12" WEST 9.63 FEET; THENCE NORTH 44°12'32" WEST 17.86 FEET; THENCE NORTH 45°47'28" EAST 6.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 524 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

BEING A PORTION OF APN: 254-03-027, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LEASE AREA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA THE FOLLOWING TWO (2) COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 139°38'13" RADIUS OF 107.25 FEET, AND A LENGTH OF 107.25 FEET; THENCE ALONG A CHORD BEARING N 02°02'05" N DISTANCE 48'17"5" N E 4.25 FEET; THENCE NORTH 44°29'12" WEST 6.83 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 88°36'19" WEST 25.85 FEET; THENCE SOUTH 43°24'05" WEST 3.41 FEET; MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FORD MORGAN WALK, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 440 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING A PORTION OF NORTH MARBURG WAY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE TERMINOUS OF THE DESCRIPTION FOR THE JOINT ACCESS AND UTILITY EASEMENT AS DESCRIBED HEREIN; THENCE FROM SAID POINT OF BEGINNING SOUTH 43°24'05" WEST 13.12 FEET; THENCE SOUTH 46°35'55" EAST 53.22 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 400 SQUARE FEET MORE OR LESS.



14407 Corte Lejos
Bakersfield, CA 93314
Phone: (661) 587-6129
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

BAYSHORE & LAS PLUMAS
545 NIPPER AVENUE
SAN JOSE, CA 95133



SURVEY SHEET



Not valid unless signed in ink by licensee

Revisions:

APN 027 PR

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$$\frac{\Delta}{\Delta}$$

Name: RAYSHORE & IAS PLUMAS

Drawn By: PAD

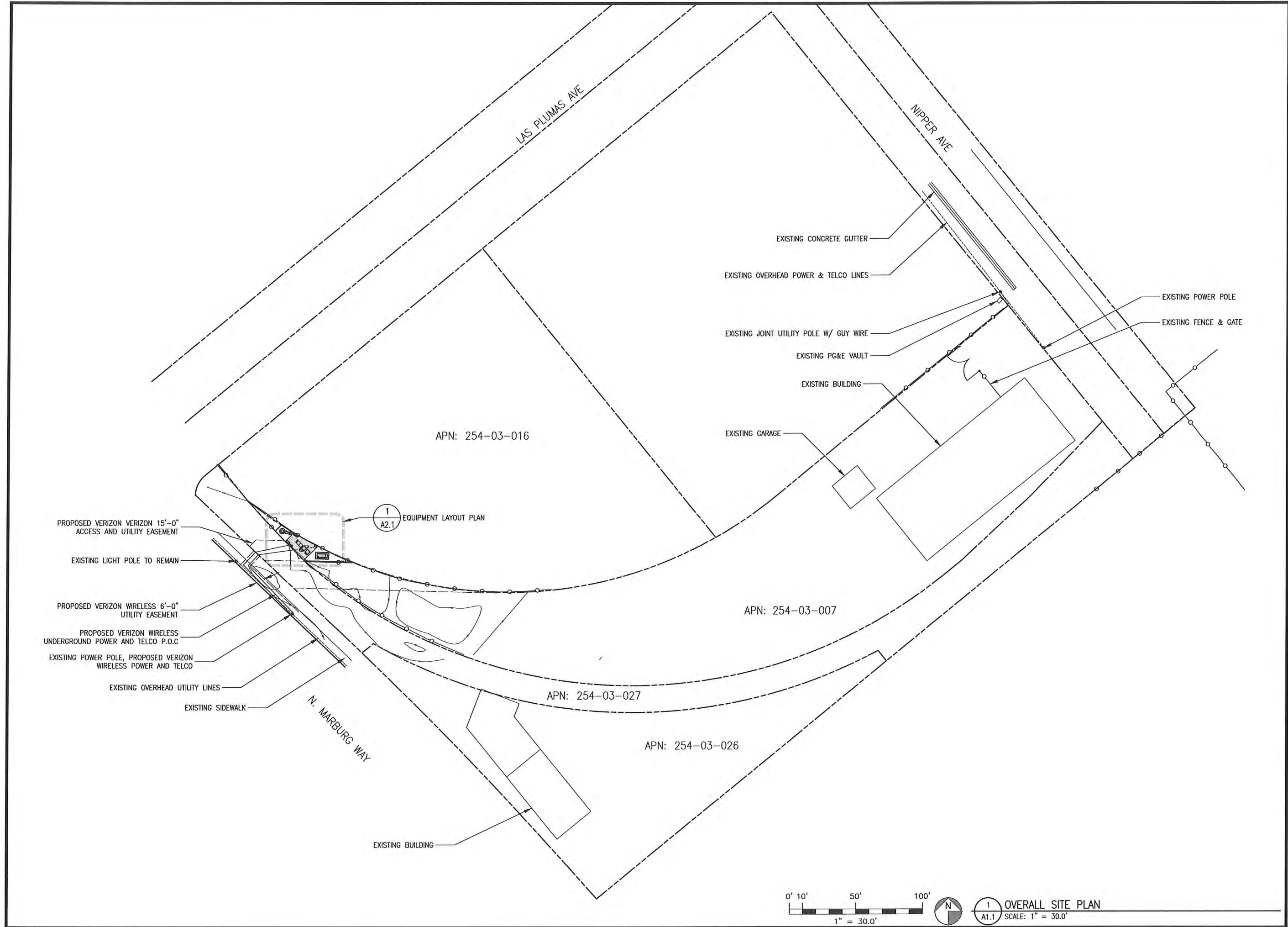
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Scale: AS NOTED

Date: 12/09/14


Job No. N/A

LS3






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916-457-8634
www.MSTArchitects.com



BAYSHORE & LAS PLUMAS
545 NIPPER AVENUE
SAN JOSE, CA 95133

verizon WIRELESS

OVERALL SITE PLAN

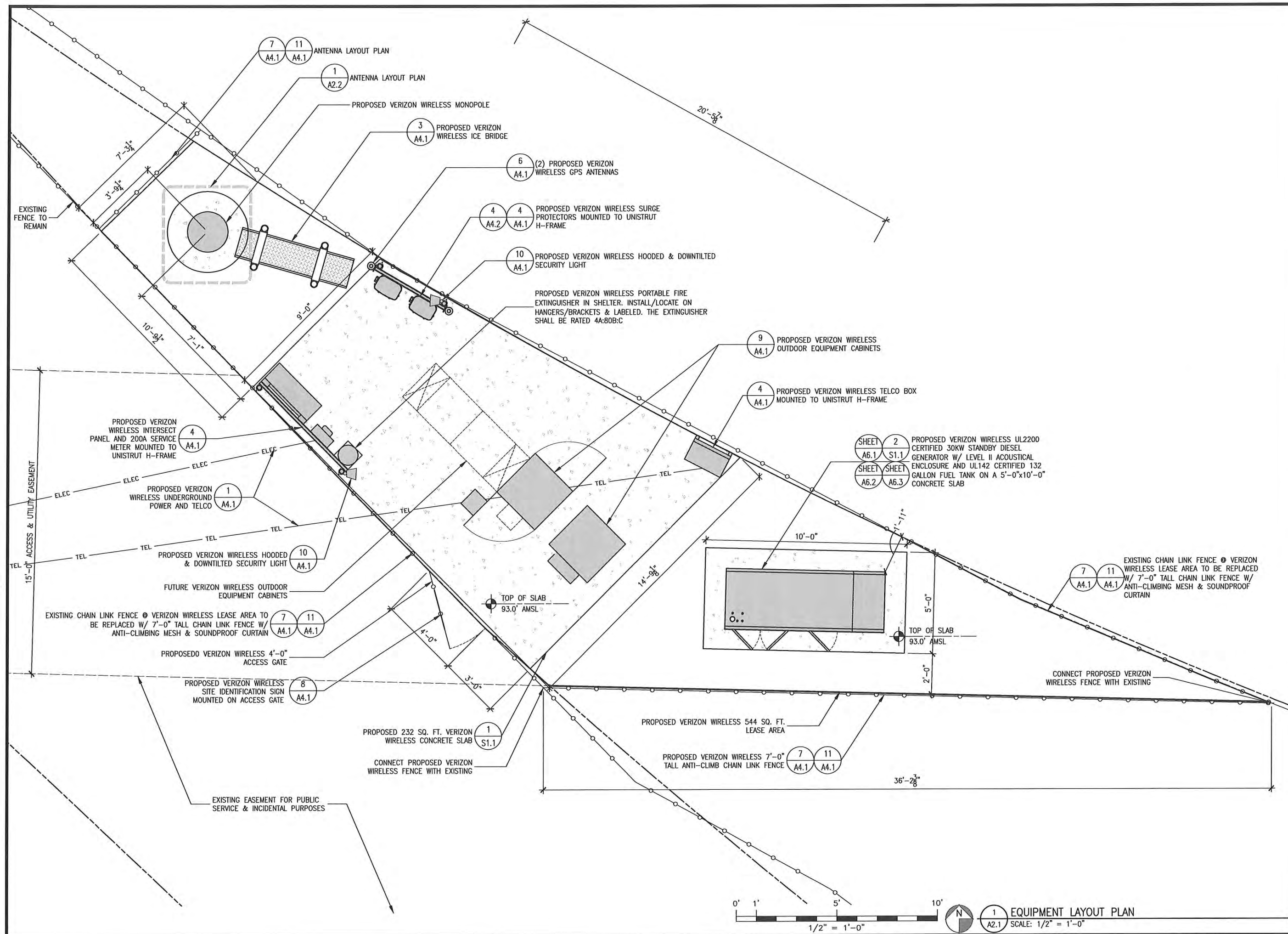
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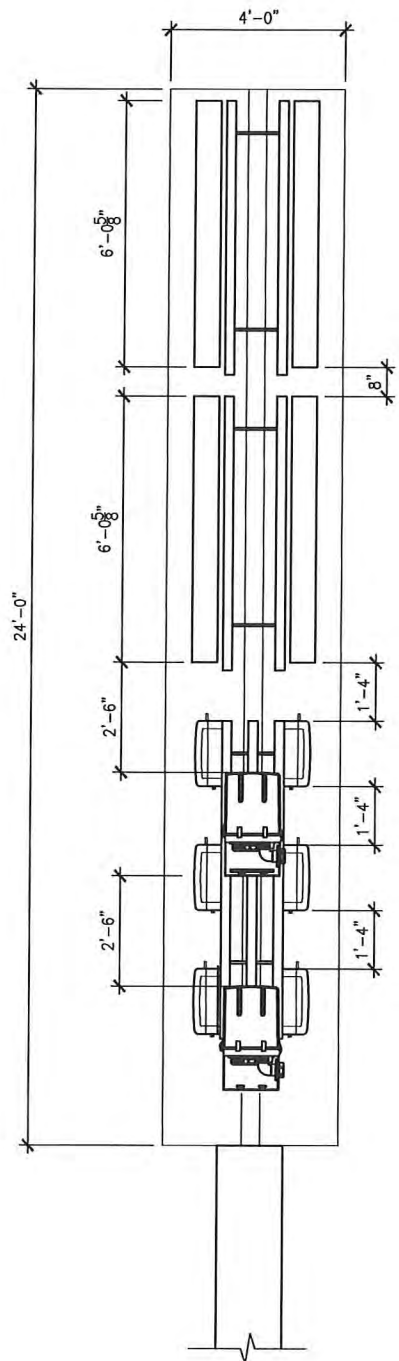
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Date: 10/02/15

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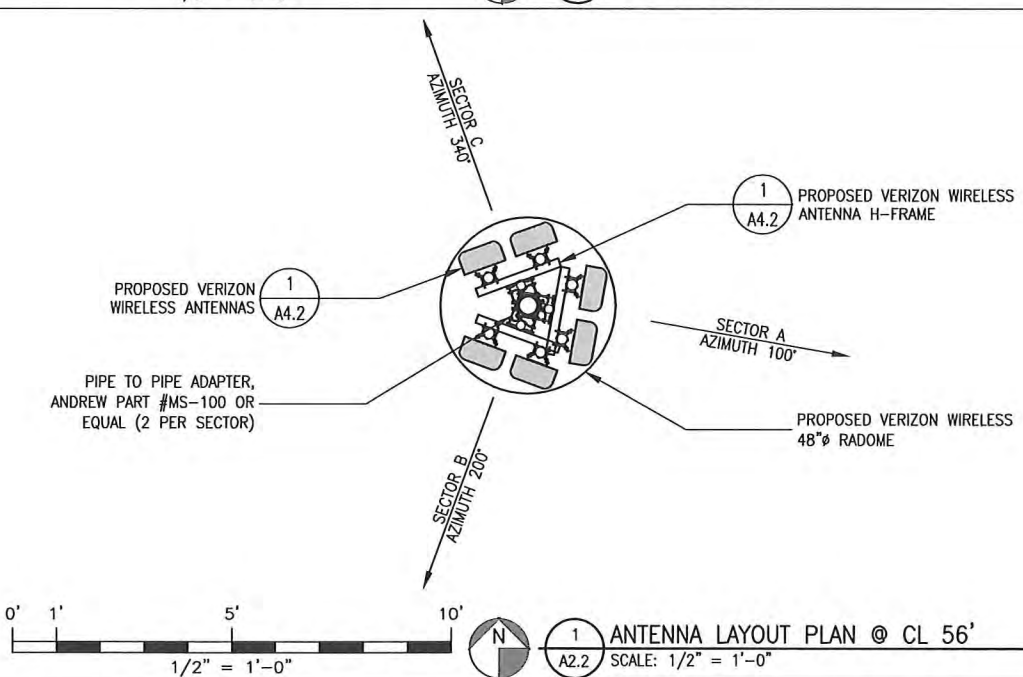
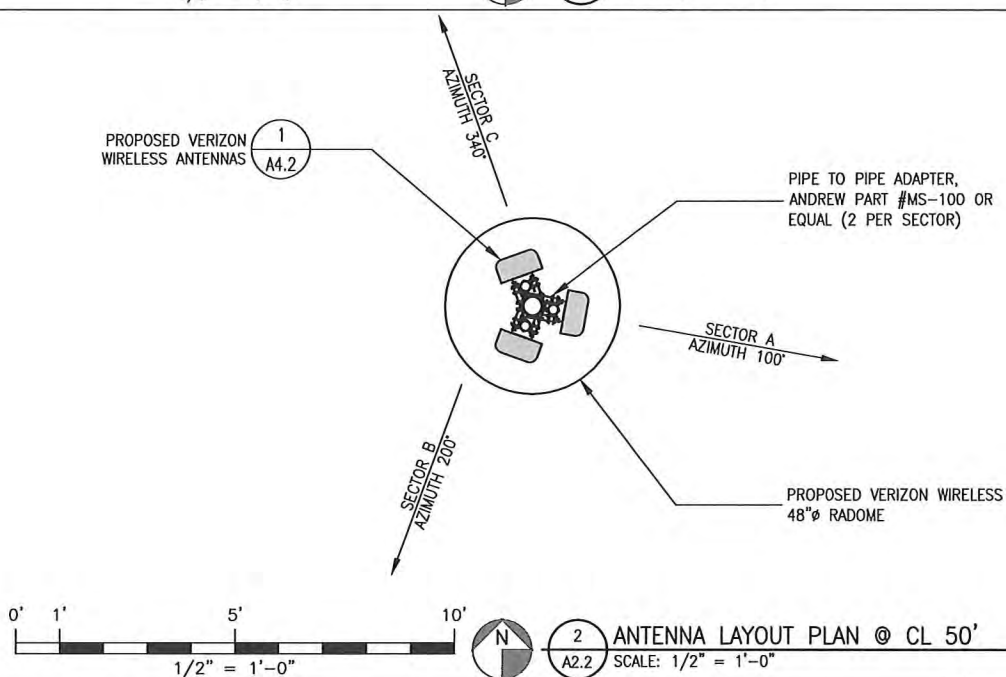
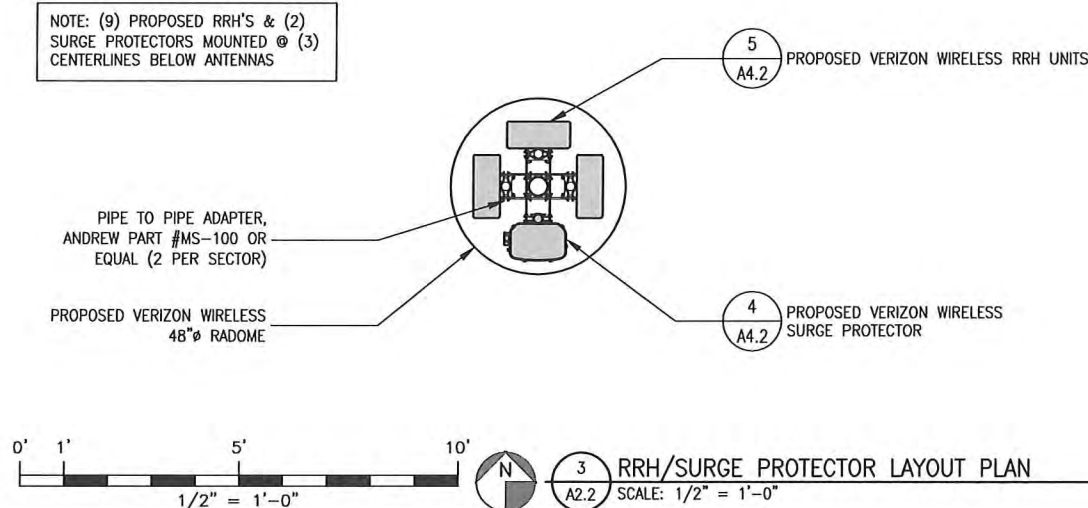
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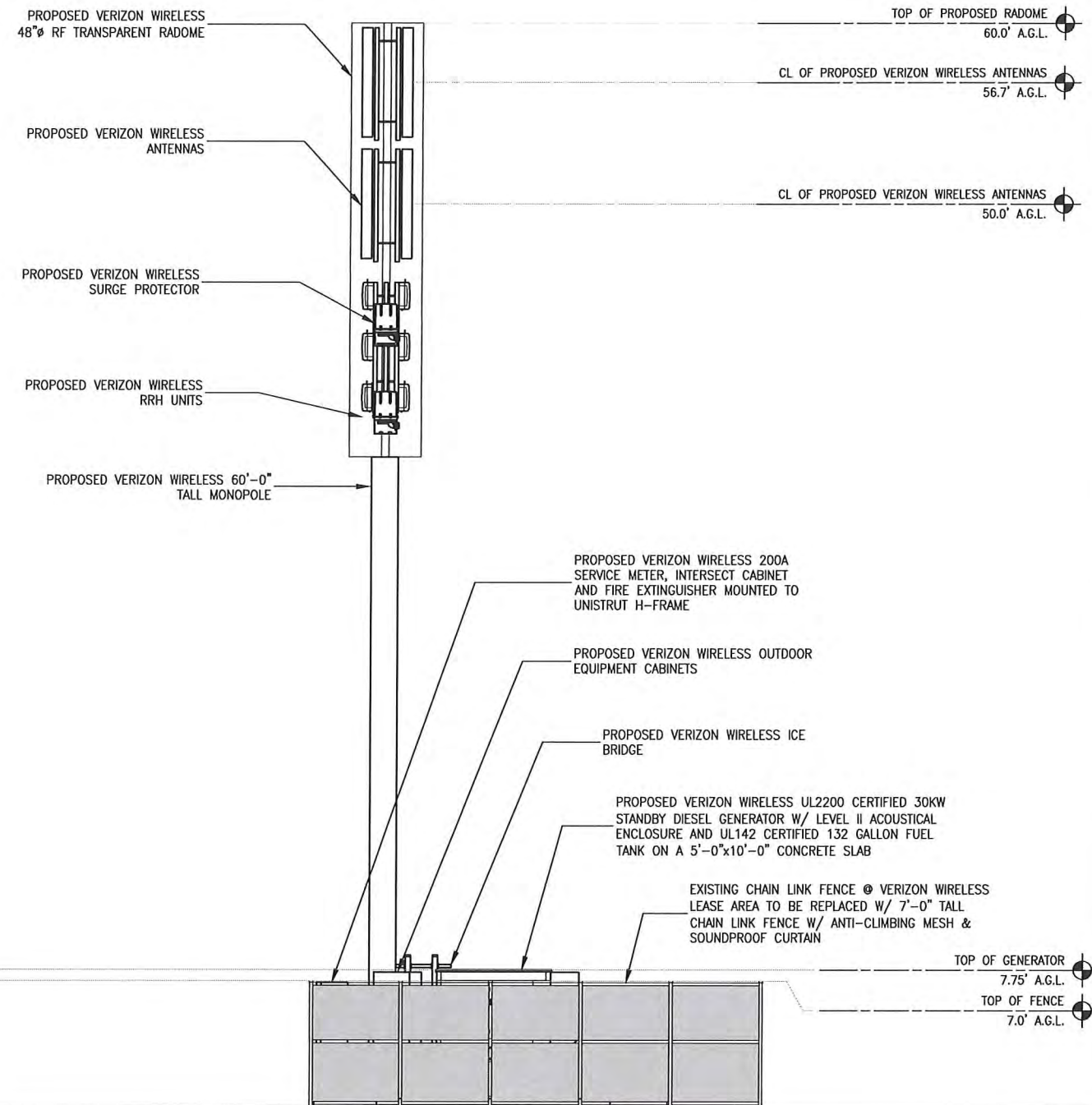
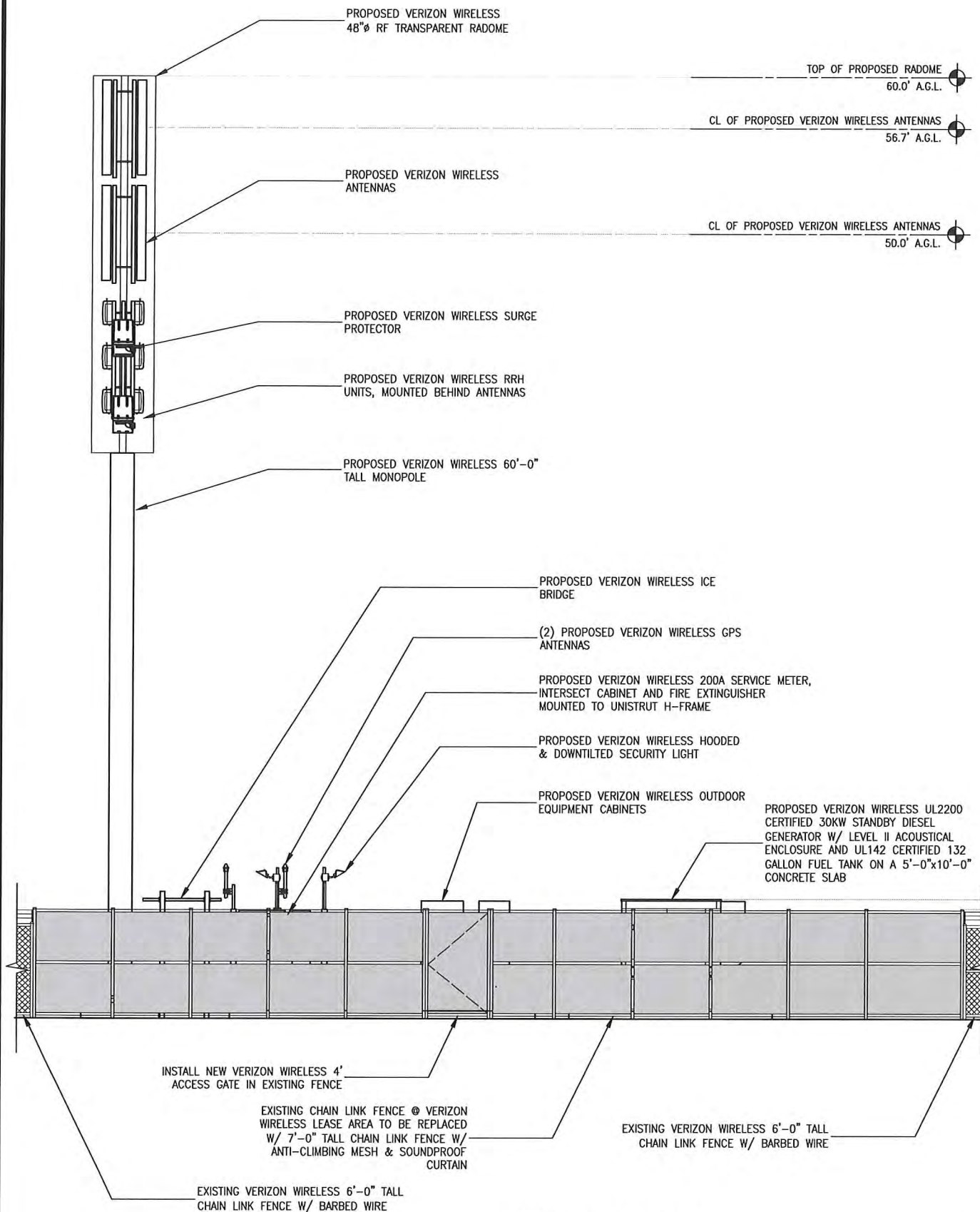


EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	SBNHH-1D65B	3	3	3	9
RRH	RRUS12	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	N/A	0	0	0	0
RET CABLE	N/A	0			0



0' 1' 5' 10' 1/2" = 1'-0" 4 ANTENNA LAYOUT PLAN SCALE: 1/2" = 1'-0"





Environmental Noise Analysis

Bayshore & Las Plumas Cellular Facility

San Jose, California

BAC Job # 2014-323

Prepared For:

Complete Wireless Consulting

Attn: Mr. Brendan Leonard
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

October 6, 2015



Introduction

The Bayshore & Las Plumas Verizon Wireless Unmanned Telecommunications Facility Project (project) is located at 545 Nipper Avenue in San Jose, California. The project proposes the installation of a monopole, equipment cabinets, and a standby diesel generator. The equipment cabinets and generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the general site location. The studied site design, dated October 5, 2015, is shown in Figure 2.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following addresses daily noise production and exposure associated with operation of the project emergency generator and equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

City of San Jose General Plan Noise Standards

The City of San Jose General Plan provides regulations regarding noise exposure relevant to the proposed project. General Plan Table EC-1 provides the land use compatibility guidelines for community noise in San Jose. The Table EC-1 standard applicable to residential land uses is 60 dB DNL.

Although Table EC-1 does not have a specific category for industrial uses, the nearest category would include office buildings, business commercial, and professional offices. The exterior noise level standard considered normally acceptable for these uses is 70 dB DNL. Exterior noise environments for these uses of up to 80 dB DNL are considered conditionally acceptable.

The General Plan does not specifically state that the noise standards cited above are applicable at the property line of the receiving land use. In fact, the General Plan noise standards applicable to residential land uses state that they are applicable at the outdoor activity area of the residential uses, which is where exterior noise sensitivity exists. Although not specifically stated for other uses, the residential standards of the General Plan clearly indicate that the intent of the General Plan noise standards is to evaluate noise impacts at locations where noise-sensitivity exists.

Because industrial land uses are less sensitive to noise than commercial, professional, or office uses, it is reasonable to conclude that the application of a 70 dB Ldn exterior noise level criteria to the sensitive locations of neighboring industrial land uses would be sufficient to ensure that the proposed project would not result in adverse noise effects at those neighboring industrial land uses.

City of San Jose Zoning Ordinance

The project site is located in an industrial area, bordered by abandoned railroad right of way to the south and west, beyond which is North Marburg Way and Highway 101. To the north and east, the site is bordered by a vacant industrial parcel, beyond which is an electrical substation. The nearest noise-sensitive land uses (residences), are located approximately 900 feet to the south and southeast, as indicated by Figure 1.

Although the project site is located in a highly noise-impacted area due the proximity to Highway 101, and although the nearest noise-sensitive receptors are a considerable distance away from the proposed Cellular Facility, the City's zoning code noise standards are applicable at the property line of the noise-generating land use.

Section 20.50.300 (Performance Standards) of the City of San Jose Code of Ordinances (Zoning), states that the maximum sound pressure level generated by any use or combination of uses on an industrial property shall not exceed 70 dB at the property line of a use other than commercial or residential.

This noise standard is considered to be extremely conservative because Highway 101 traffic noise levels at the project site already exceed the 70 dB Lmax noise standard and because there are no noise-sensitive exterior areas of any neighboring industrial land uses bordering the project lease area. Nonetheless, this analysis addresses compliance with the 70 dB property line noise level standard of the City's Code of Ordinances.

Project Noise Generation

Sources and Reference Noise Levels

The project proposes the installation of two equipment cabinets at the location illustrated on Figure 1. Specifically, the cabinets assumed for the project are one Charles Industries 48V Power Plant and one miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided below in Table 1.

Table 1 Reference Noise Level Data of Proposed Equipment Cabinets			
Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (feet)
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5
Notes: Manufacturer specification sheets provided as Appendix C.			

Figure 1
Project Area and Nearest Noise-Sensitive Receivers
Bayshore & Las Plumas Cellular Facility - San Jose, California

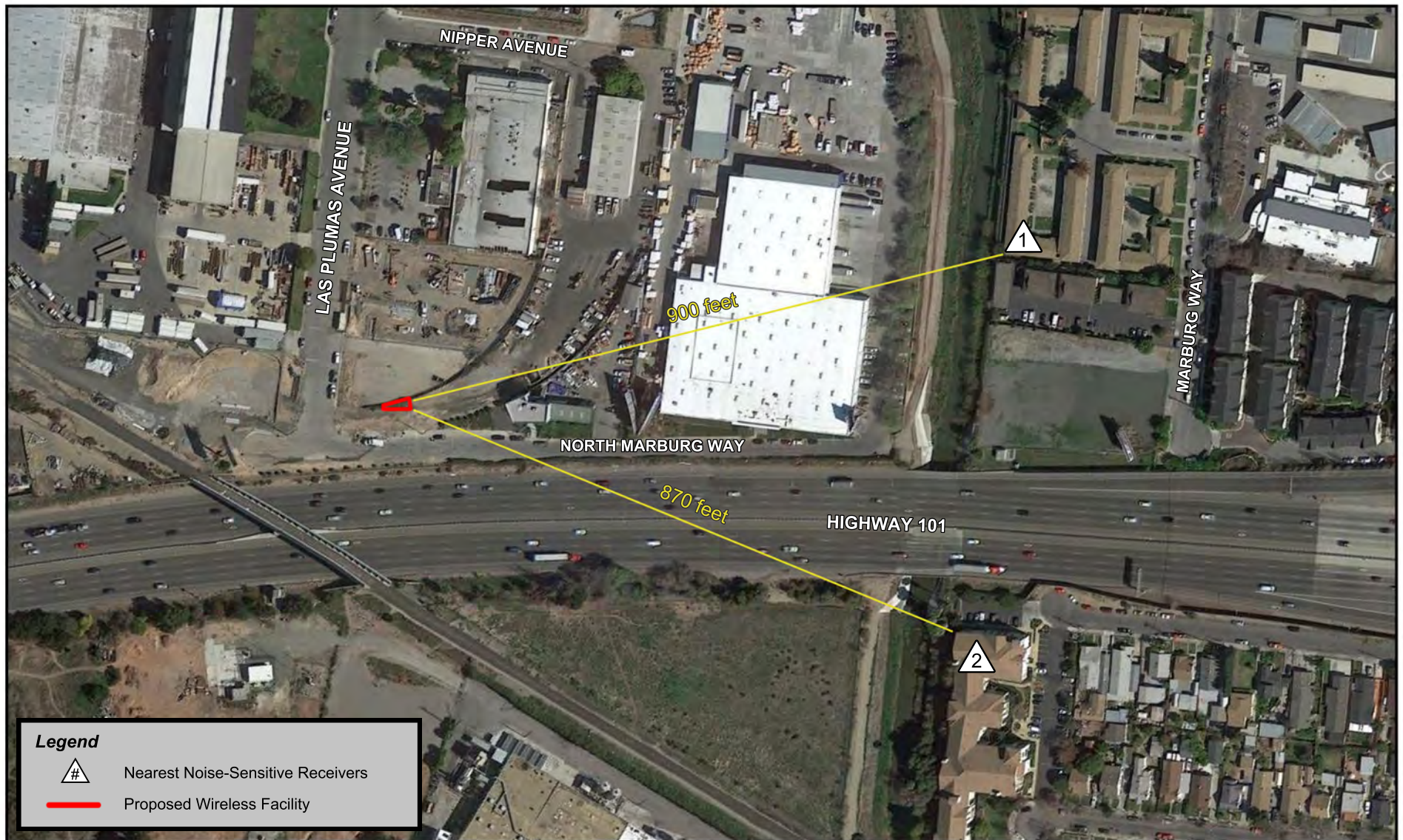


Figure 2



The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. A Generac Industrial Power Systems Model SD030 with a Level 2 enclosure is proposed for use at this facility to maintain cellular service during emergency power outages. The noise emissions of this generator are reported by the manufacturer (see Appendix D) as being 68 dB at a reference distance of 23 feet.

In addition to the sound suppression provided by the Level 2 acoustic enclosure around the proposed generator, the project site plans (Figure 2) also indicate that a 7-foot tall chain link fence with soundproof curtain will be installed around the perimeter of the proposed equipment. The noise generation of both the Level 2 enclosure and suspended acoustic curtains were included in the calculations of noise exposure at the nearest residences and industrial property lines. The results of those calculations are presented in the subsequent sections of this report.

The project emergency generator would be tested during daytime hours only, and even then only for brief periods of time (approximately 15 minutes). The emergency generator would only operate at night during power outages.

According to City of San Jose Planning Department Staff (Piozet, 9/21/15), compliance with the General Plan DNL noise level standards can be assessed based on the routine operations of the equipment cabinets and periodic (15 daytime minutes) of testing of the emergency generator. However, for assessment of compliance with the City Code of Ordinances 70 dB Lmax noise standard, compliance must be ascertained assuming operations could occur during any time of the day or night.

Predicted Facility Noise Levels at Nearest Residential Receptors

As indicated in Figure 1, the project equipment maintain a separation of 870-900 feet from the noise-sensitive land uses identified as receivers 1-2. As noted previously, DNL was computed assuming continuous (24 hour) operation of the equipment cabinets and generator operations for a 15-minute daytime period during routine maintenance.

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest receivers was calculated and the results of those calculations are presented in Table 2.

Table 2
Summary of Project-Related Noise Exposure at Nearest Residences
Bayshore & Las Plumas Verizon Wireless Telecommunications Facility Project

Nearest Receiver ¹	Distance from Cellular Equipment (feet)	Predicted Exterior Noise Levels, DNL (dBA)		
		Cabinets ²	Generator ³	Combined
1	900	< 20	< 10	< 20
2	870	< 20	< 10	< 20

Notes:

1. Receiver locations can be seen in Figure 1.
2. Equipment cabinet DNL was calculated by conservatively assuming 24 continuous hours of operation.
3. Generator DNL was calculated by assuming 15 minutes of continuous operation (testing and maintenance) during daytime hours.

The Table 2 analysis results indicate the combined project L_{dn} values would be less than 20 dB DNL at the nearest residences to the project site. This very low predicted noise level would be both inaudible at the nearest residences and well below the City of San Jose 60 dB DNL noise level standard. As a result, no additional noise mitigation measures would be warranted for this project at the nearest residences.

Predicted Facility Noise Levels at Project Property Lines

The effective noise center of the equipment cabinets and generator would be approximately 5 feet from the property lines. The results of the property line noise calculations are presented in Table 3.

Table 3
Summary of Project-Related Noise Exposure at Nearest Property Lines
Bayshore & Las Plumas Verizon Wireless Telecommunications Facility Project

Noise Descriptor ¹	Distance from Cellular Equipment (feet)	Predicted Exterior Noise Levels		
		Cabinets ²	Generator ³	Combined
DNL	5	62	56	63
Lmax	5	56	70	70

Notes:

1. The City's General Plan noise standards are written in terms of DNL whereas the City's Code of Ordinances noise standards are expressed in terms of Lmax.
2. Equipment cabinet DNL was calculated by conservatively assuming 24 continuous hours of operation.
3. Generator DNL was calculated by assuming 15 minutes of continuous operation (testing and maintenance) during daytime hours.

The Table 3 property line analysis results indicate that both DNL and Lmax noise levels would be satisfactory relative to the City of San Jose 70 dB DNL and 70 dB Lmax exterior noise level standards at the project property lines. As a result, no additional noise mitigation measures would be warranted for this project at the project property lines.

Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable City of San Jose General Plan and Code of Ordinance noise exposure limits at the closest residential receivers as well as at the project property lines. As a result, no additional noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Bayshore & Las Plumas Cellular Facility in San Jose, California. Please contact me at (916) 663-0500 or paulb@bacnoise.com if you have any questions or require additional information.

Appendix A

Acoustical Terminology

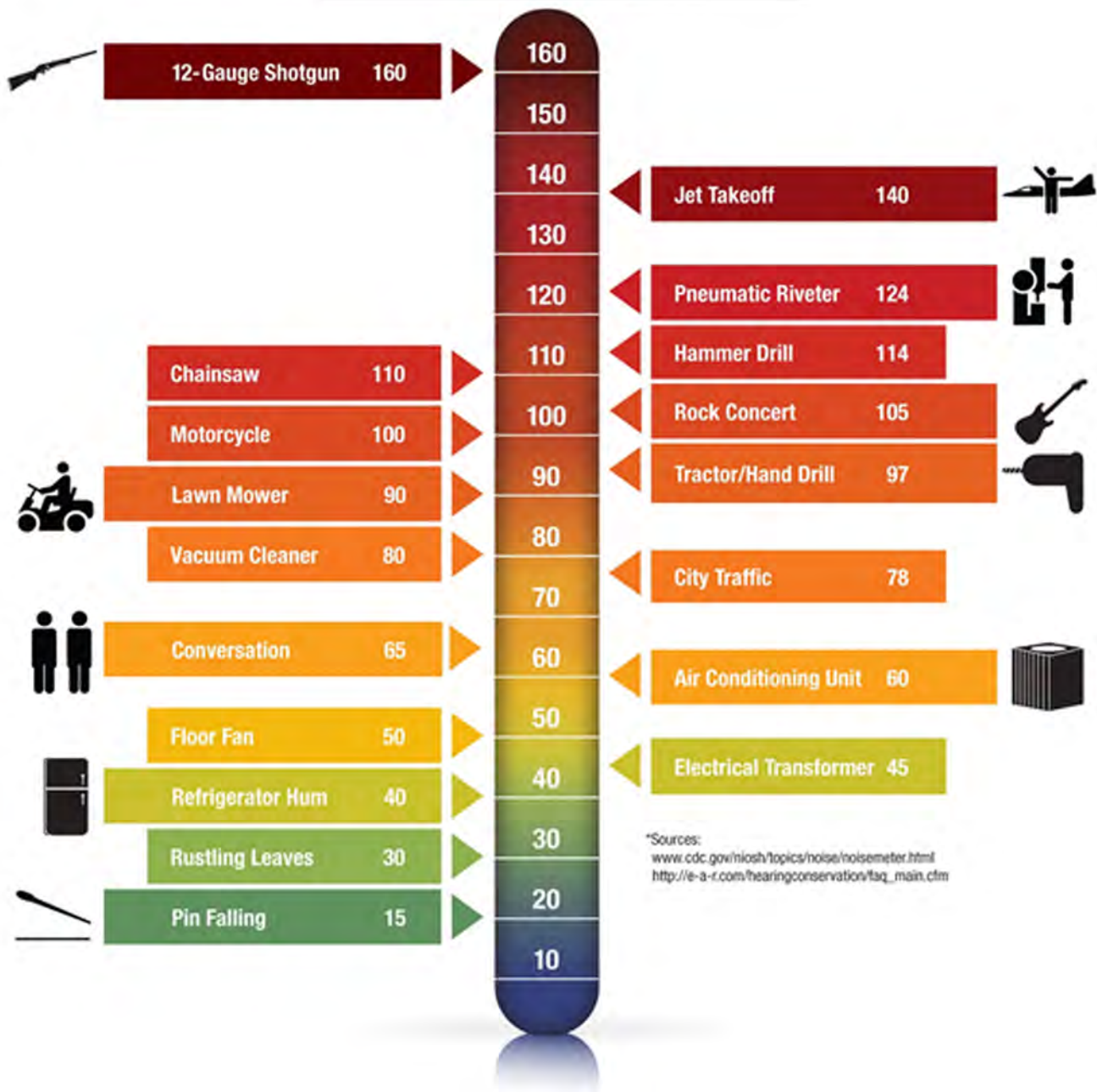
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



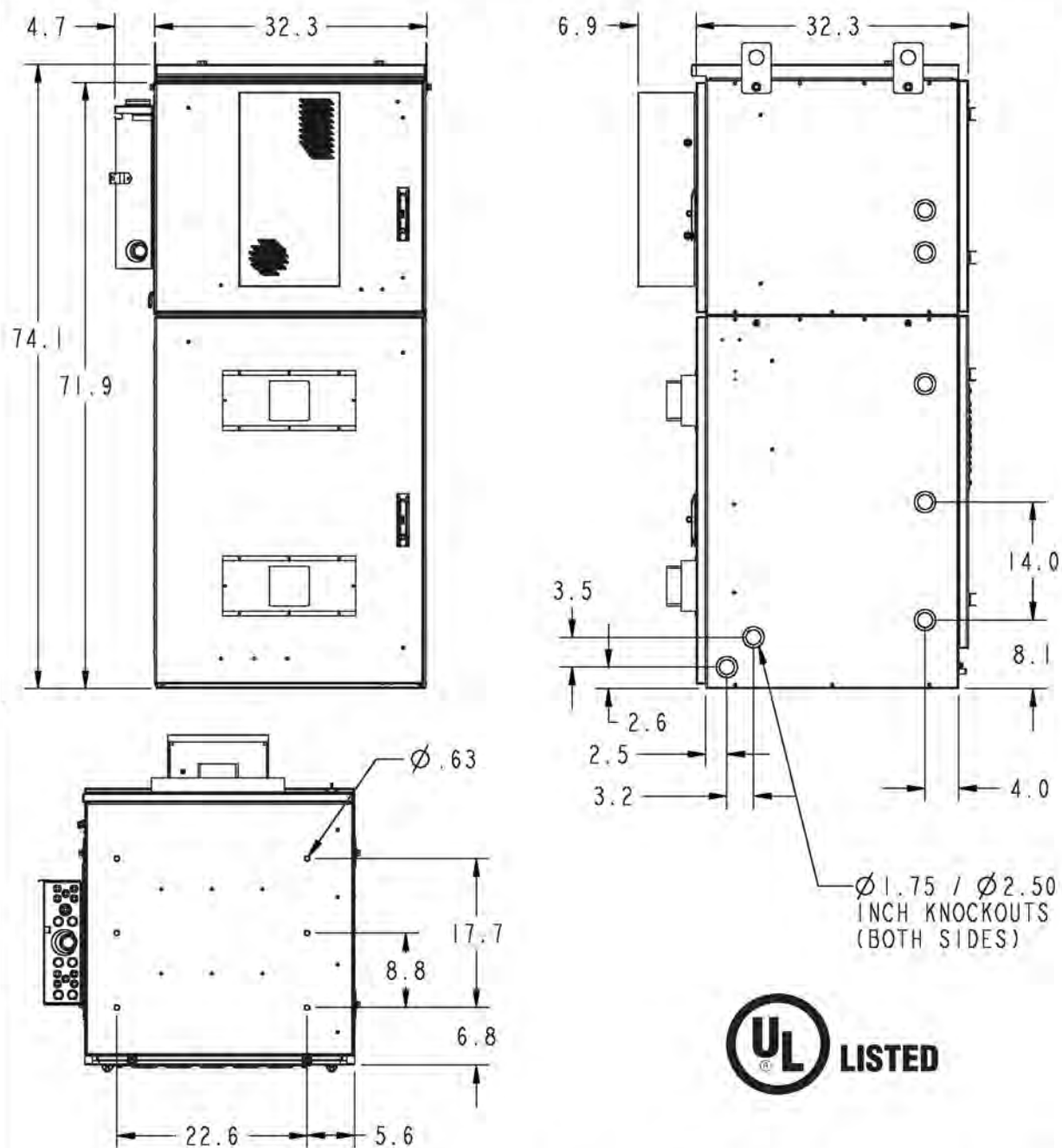
Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)*



Appendix C-1



WEIGHT WITH BATTERIES:
2296 LBS.

NorthStar NSB-170FT batteries
at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1

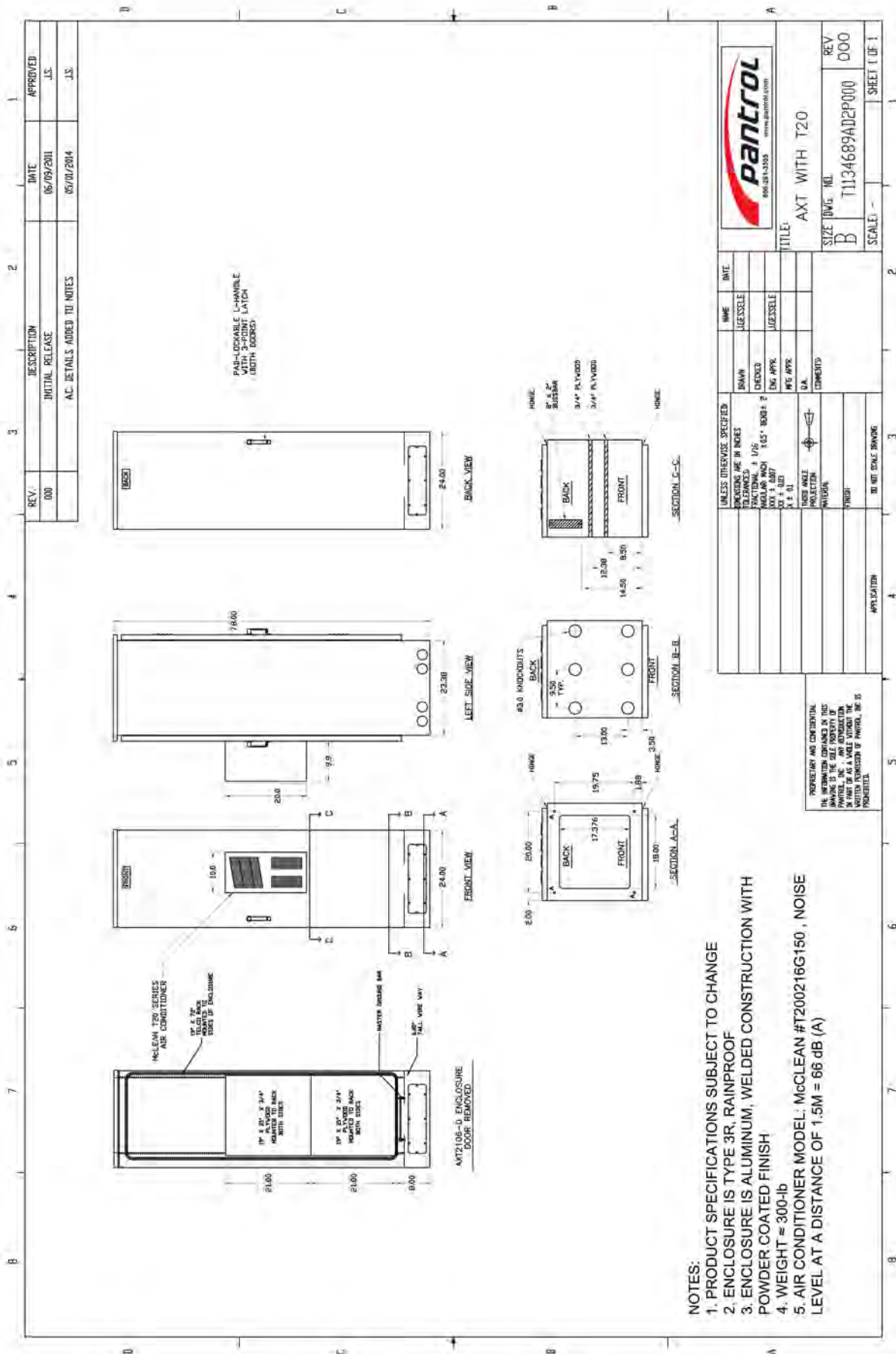


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Telecommunications Group
Charles Center, 5600 Apollo Drive
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Verizon Wireless
Large Site Support Enclosure

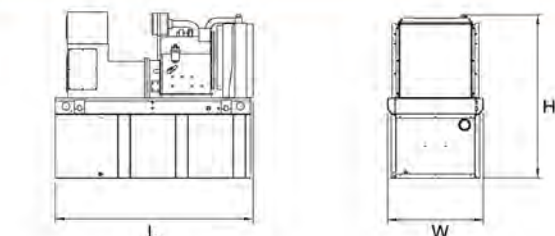
Appendix C-2



Appendix D

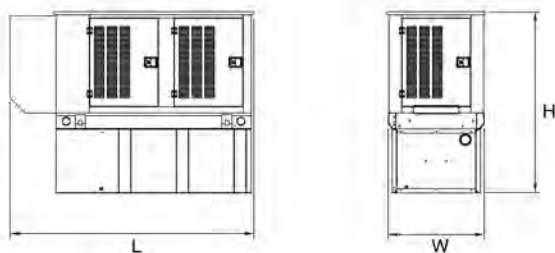
SD030

dimensions, weights and sound levels



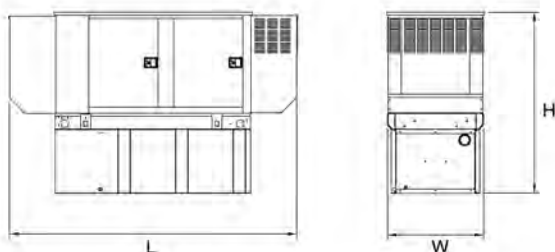
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



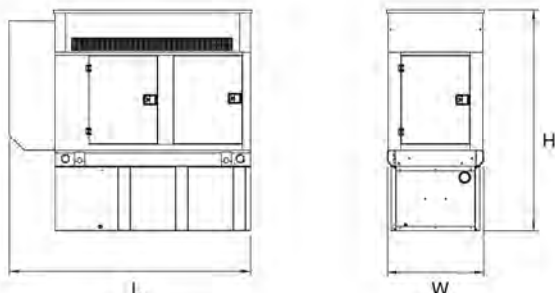
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	36	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	66
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

- Tank Options
- ☐ MDEQ OPT
 - ☐ Florida DERM/DEP OPT
 - ☐ Chicago Fire Code OPT
 - ☐ IFC Certification CALL
 - ☐ ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

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UNIVERSAL PLANNING APPLICATION

Proposals for Standby Generator

Bayshore & Las Plumas

This information can be used for environmental exemption or clearance. Use of this application as environmental clearance will require compliance with the City's Public Outreach Policy.

Business Name: GTM Mobilnet of CA LP d/b/a Verizon Wireless	Contact Name: Brendan Leonard
Site Address: 545 Nipper Avenue, San Jose, CA 95133	Daytime Phone Number: 916-747-0624
File Number: CP15-003	E-mail Address: bleonard@completewireless.net

Engine braking Horsepower: 49	Manufacturer, Model and Rated Capacity of Equipment: Polar 8220Y-3TNV88, 15Kw	
Number of engines: 1	Hours of Operation (per generator) Testing: <u>1</u> hours per month max. Annual Hrs:	
Emission Rates: (Attach emissions specifications from manufacturer)	g/bhp-hr (grams/brake horsepower-hour)	
Nitrogen oxides	6.1	
Particulate matter	0.24	
Organics		
Sulfur oxides		
Carbon monoxide	2.2	
What is the stack height?	n/a	feet or meters (circle one) feet
What is the combined stack height and building height (if applicable)	n/a	feet or meters (circle one)
What is the stack diameter?	n/a	feet or meters (circle one) feet
What is the stack spacing for multiple generators?	n/a	feet or meters (circle one)
What is the stack gas exit temperature?		degrees (Fahrenheit or centigrade)
What is the stack exhaust gas flow rate?		cubic feet per minute
Noise rating in decibels	64 db	at ²³ feet

Site Plan and Elevations: (The following information needs to be clearly shown on attached sheets)

1. Site boundary and location of buildings and engine-generator
2. The dimensions (length x width x height) of the engine-generator and the location and height of the exhaust stack relative to the engine-generator.
3. The dimensions (length x width x height) of buildings and other features on the site.

these features are clearly identified on the plan sets submitted with the Universal Planning Application

PLEASE VISIT THE PLANNING DIVISION'S WEBSITE : <http://www.sanjoseca.gov/index.aspx?NID=3839>
TO ARRANGE AN APPOINTMENT FOR SUBMITTING AN APPLICATION. FOR ASSISTANCE, CALL (408) 535-5680.

Supplemental Form H

UNIVERSAL PLANNING APPLICATION

Proposals for Standby Generator (Page 2 of 2)

NOISE STANDARDS

The sound pressure level generated by any use or combination of uses on a property shall not exceed the decibel levels indicated in Table 20-105 at any property line.

All Commercial Zoning Districts

a)

Table 20-105 Noise Standards	
	Maximum Noise Level in Decibels at Property Line
Commercial use adjacent to a property used or zoned for residential purposes	55
Commercial use adjacent to a property used or zoned for commercial or other non-residential purposes	60

This parcel is zoned LI (Light Industrial)

AIR QUALITY STANDARDS

The emissions and health risks generated by the use must meet the thresholds as established by the Director of Planning in conjunction with the Bay Area Air Quality Management District (BAAQMD). These are shown below:

(a) Emissions

Pollutant	Ton / Year	Pounds / Day
Nitrogen Oxide (NOx)	15	80
Fine Particulate Matter (PM ₁₀)	15	80

(b) Health Risk

The annual emissions associated with the project would result in an incremental cancer risk less than 1.0E-05 (ten in a million), were the exposure to continue for 70 years; and (2) TBACT has been applied to permitted sources

CATEGORIES FOR ENVIRONMENTAL CLEARANCE/EXEMPTION			
	<u>Under 50 hp</u>	<u>Over 50 hp – Natural Gas</u>	<u>Over 50 hp – Diesel</u>
Temporary:	Exemption with (1)	Exemption with (1)	Exemption with (2)
Permanent:	Exemption with (1)	Clearance Application	Clearance Application
(1) Need to provide Noise Specifications on Generator or a report from a Noise Consultant. (2) Need to provide all information included in Clearance Application			

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8220Y-3TNV88 GENERATOR SPECIFICATIONS 15kW Diesel Fueled

ENGINE

Engine.....Yanmar 3TNV88
Cylinders.....3 In-line
Displacement.....1642 (cc)
Aspiration.....Natural
Emissions.....EPA and CARB Certified
Variable RPM1500RPM to 1850RPM
Engine Start SuperCapacitor14.4V
SuperCapacitor DC-DC Charger.....>1A
Muffler.....Dual
Radiator.....Aluminum with Electric Fan

FUEL SYSTEM

Type.....Diesel Fuel
Tank.....Double Wall – UL 142
Capacity.....54 Gallons

ALTERNATOR

Type.....Permanent Magnet
Regulation Type.....RPM Control Output
Ripple.....Less than 50 millivolts RMS
No. of Poles.....32
Overcurrent Protection.....350A
Disconnect Means.....Fused Disconnect

ENGINE CONTROLLER

Engine Controller model.....Supra 250
Instrumentation.....Generator output
voltage, amperage, kW, Coolant, Temperature,
RPM, Hour meter, maintenance intervals, Starting
circuit voltage

Automatic Shutdown & Alarm for:.....
Under/ Over-speed, Low Oil Pressure, High
Coolant Temp, Fail to Start

Warning Alarm for:..... Low
Fuel Level, Fuel Tank Rupture Basin, Low/High
Engine Battery Voltage, High Water Temp, and
Low Oil Press, Pre-alarm

Glow Plug Delay.....Automatic with temp
Engine Start Delay.....Adj. set at 60 seconds
Return to Utility Delay.....Adj. set at 60 seconds
Engine Cool-Down.....Adj. set at 60 seconds
Exerciser.....Programmable/ bi-weekly

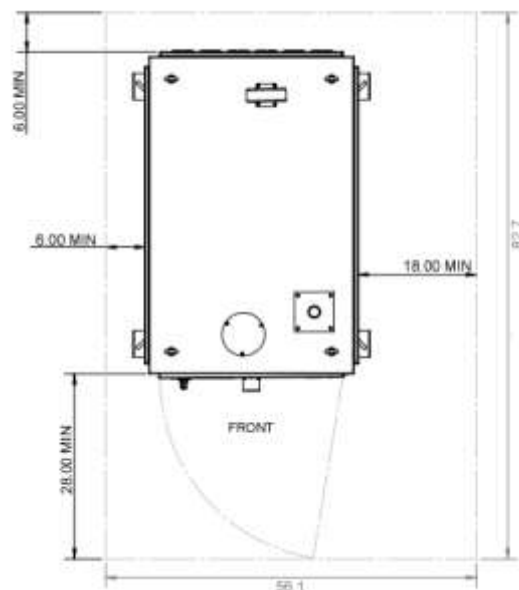
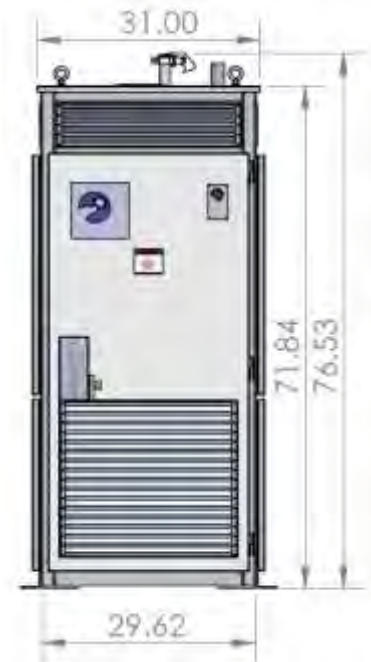
Contact Closure for Remote Indication
Shutdown Alarm, Warning Alarm, Engine Run,
Low Fuel Level, Fuel Leak, E-Stop Depressed

ENCLOSURE

Model.....88-25-0603
Type.....Weather Protective
Materials Marine Grade
Aluminum

Sound Attenuated.....
<65dBA @ 7 Meters Door
Hardware Three Point w/
Padlock Hasp and Spring-
Latched Removable Side
Doors

Mounting.....Secure
Mounting Tabs
Dimensions.....
32" x 50" x 72"
Weight (Not
Fueled).....1248 lbs.



Genset UL 2200 LISTED

**ETL listed per UL 2200 by Intertek Testing Labs.
Fuel tank is UL 142 Listed**

For more information contact: info@polarpowerinc.com